



CONNECTICUT INTERREGIONAL PLANNING PROGRAM
CONNECTICUT DEVELOPMENT COMMISSION

THE APPEARANCE OF CONNECTICUT

Technical Report 122



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PREFACE

"Now we are at a crossroads. At this moment in history we can choose, perhaps for the last time, what we are to do with our land, our country."

From: "Land - Yearbook of
Agriculture".

Washington, U. S. Govern-
ment Printing Office, 1958.

As the above quote implies, we are at a crossroads in history. This is a crossroads not only of environment but of culture. We are a prosperous, consumption-minded society that has succeeded to a remarkable degree in eliminating the age-old curse of man-kind, poverty and disease. This is a noble accomplishment but, in the words of August Heckscher, White House Consultant in the Arts, "Where do we go from here? Is there not a reason of state nobler than mere material prosperity?" (1)

The price of our unquestioned material advance has been severe however. Perhaps the greatest damage has been the widely noted split between science and the arts, between "efficiency" and "beauty". Many serious scholars concerned with the "quality of existence" have raised voices in alarm. These have included historians, sociologists, architects, and psychologists as well as "creative artists" in the accepted sense.

Connecticut occupies a unique location. Here, perhaps more strikingly than anywhere else in the United States, are juxtaposed the Past, the Present, and the Future. Connecticut, as a part of New England, has as well-developed a cultural landscape and local tradition as exists in the United States. Connecticut is also situated on the margin of New York City, and thus increasingly is a part of a metropolitan world. It is also an integral part of Megalopolis (The Great City), the world of the future. What will be the result of the clashing of these forces?

We, the citizens of Connecticut, are at the crossroads and can make our choice. We can forget the past and join the future without demure. Do we want this route - we have seen already the nearby example of western Long Island and central New Jersey - or the far-off "great city" of Los Angeles, called by some the typical city of the future. In these areas rapid urbanization and haphazard suburban sprawl are spreading inexorably, destroying all traces of the local landscape. Every other consideration is sacrificed before the worship of "progress", with little or no regard given to aesthetic values.

(1) August Heckscher, The Challenge of Ugliness, Speech at Conference on Aesthetic Responsibility

There is a third route - one that will preserve the best of the past and yet meet the challenges of the future. It is necessary that "our society assume the responsibility of placing value on the work of its past generations - to see where society has been, and to judge whether it is improving itself". (2) With a healthy appreciation of our roots, our cultural strength, we can then go on boldly to meet the unknown problems of the 21st Century, Connecticut has a priceless opportunity to combine these two basic needs - of strong, healthy roots, and of constant growth and progress, and to set a shining example to the rest of the United States. Will she?

For assistance in the preparation of this study special thanks are given to many people, most of them anonymous. Professor Christopher Tunnard of the Department of City Planning, Yale University, and Mr. Carl Feiss, CIPP Consultant and Chairman, Properties Committee of National Trust for Historical Preservation, both gave very helpful advice and comments. Mr. Harry McKusick and Mr. Thayer Chase of the State Park & Forest Commission also provided a useful critique of the Scenic Regions study. To all those authors and colleagues who have inspired innumerable thought-provoking discussions through the years, much thanks are also due.

This report was written by Joseph E. Hickey, Regional Field Representative. Assistance and encouragement were given by Harold I. Ames, Planner II and Bradford Chase, Associate Planner. Project maps were prepared by the Interregional staff. Mr. Carl Feiss served as project advisor.

(2) Carl Feiss, Criteria for Historic District Selection, Speech at Connecticut Historic Districts Conference, Cheshire, Connecticut, March 12, 1962

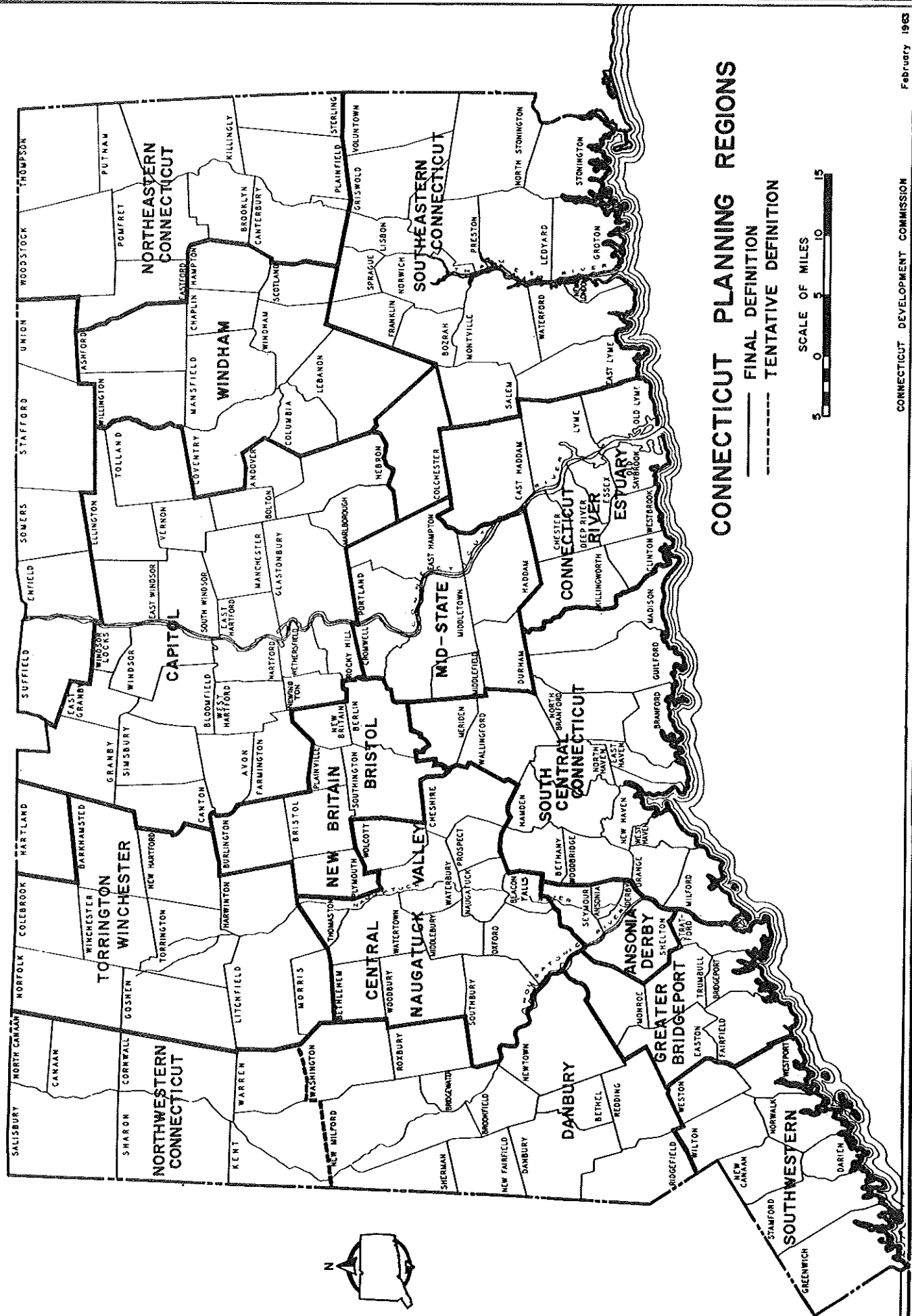


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SUMMARY

Historically man has had a close relationship with the land. Each society and its native land have interacted and have formed a cultural landscape bearing the imprint of the peculiar characteristics of both. Where this relationship has been healthy this landscape reaches an equilibrium with nature.

Since the beginning of the Industrial Revolution this age-old man-land relationship has changed. As land became a commodity, not a stewardship, man began to think of himself as apart from nature, and to adopt an exploitative attitude toward land. As a result the appearance of the landscape increasingly is no longer ordered or harmonic, but chaotic.

Accompanying this visual chaos, many thinkers have felt an accompanying mental and spiritual chaos in man and society, as shown in the wide-spread insecurity and unrest so prevalent in industrial countries. Examples are seen in the increasing rate of mental illness, delinquency, etc.

What is the meaning of this rapid change in man's world? Some say insecurity is to be expected in a period of transition to a higher and more complex way of life. Most scholars however feel the Industrial Revolution has had some harmful effects on man. Thinking and feeling have been separated. Beauty has been neglected to the benefit of "efficiency" or "economic gain". These observers insist that beauty and harmony are necessary to man and that we should strive to re-emphasize this need in man's environment.

Connecticut is geologically an old hard rock zone, split in the center by a long north-south down-faulted block. Advancing and retreating ice fronts polished and scoured the land, removing the native soil and depositing it again, helter-skelter, about the landscape.

To this rocky, thin-soiled land came the Puritans from England, seeking a home in which to construct a state based on their religious vision. The Puritans set their imprint deeply on Connecticut, with clustered villages, grouped around the church and common, and with small, stone wall-bordered fields.

This pattern was changed somewhat by the Industrial Revolution and the accompanying urbanization. Only in the 20th Century however has the Connecticut landscape come under serious attack. Suburbanization is fast devouring the countryside and could, in conjunction with other urban uses, take as much as 1200 square miles more by 2000 AD. (Connecticut's total area is approximately 5000 square miles). Unless we want to make Connecticut into another Long Island action is necessary now. It is therefore deemed necessary to inventory the Connecticut landscape to discover what we have and what we should preserve.

An attempt is made to analyze Connecticut's scenery so that it could be identified and mapped. Physical and cultural criteria causing "scenery" are determined and discussed. The state is then analyzed and subdivided into 17 "Scenic Areas", derived from the three basic parts of Connecticut: The Western Highlands, The Central Lowland, and the Eastern Highlands.

Each Scenic Area is then discussed in detail to discover its particular qualities. Description includes its physical, cultural, and scenic character, including a listing of its scenic assets and liabilities.

Further areal analysis dealing with the architecture of Connecticut resulted in the location of so called "Heritage Areas", or districts in which the native New England architecture either predominates or is visually an important influence in the environment. These Heritage Areas are then discussed to show what factors have aided or militated against the presence and survival of colonial architecture.

Because of the great current need, some suggestions for action are discussed along with possible priorities for action. The state is studied from a strategic standpoint to see what land types would lend themselves best as elements to control and contain urban sprawl.

Natural barriers or ridges are deemed to be the most suitable agent. Connecticut is very lucky in having a network of available natural barriers, particularly near the urbanized areas. Immediate action was urged in these

barriers, especially those surrounding and subdividing the Central Lowland.

Wetlands, especially floodplains, are another land type that could be very useful. Here however floodplain zoning and channel encroachment lines could be used to safeguard many of these areas inexpensively.

Architectural groupings, especially in the Heritage Areas, should be preserved and protected. Historic district zoning should be used extensively here.

Agricultural districts are another land type which many people wish to preserve. Urban competition for land will make such preservation controversial. The assets and liabilities of agriculture in Connecticut are discussed and it is concluded that agriculture can remain as an important visual element in the Connecticut landscape only where it is protected by: isolation, site quality (as low, wet land unsuitable for urban use), and landowners holding the land for aesthetic and not profit motives. Following these controls a number of suggested agricultural zones are determined (to be preserved by tax deferral, development easement purchase, etc.).

INTRODUCTION

As a part of the two year inventory stage of the Connecticut Inter-regional Planning Program it was considered necessary to make a thorough study of the cultural structure of Connecticut, or those factors which pertain to man's performance within his environment. This study will evaluate areas of scenic and/or historic significance in terms of their importance as a basic resource.

The study procedure used consisted of several distinct stages. First of all it was necessary to define "scenery" and to determine the individual natural and cultural factors that combine to form scenery. This systematic analysis was necessary although it is realized that such an approach in the field of aesthetics may fail to locate and define beauty, the soul of aesthetics.

The second stage consisted of map analysis at different scales to discover the basic physiographic and land use patterns within Connecticut. From this map study it was possible to sketch in roughly the scenic areas and their main characteristics.

With the scenic areas tentatively established the next stage was to drive selected cross-section routes across the state as a field check on the preliminary findings. Field notes were taken, with an eye toward discovering regional character or homogeneity, or a lack of it. Due to a shortage of time not all corners of Connecticut could be

visited. Nevertheless the parts covered are a good sample of available scenic types within Connecticut.

The final stage consisted of office analysis of the field notes to refine the earlier results. This material was studied in two ways, regionally and then systematically. The regional approach consisted of defining the scenic areas and then discussing their assets and liabilities. As a follow-up in the scenic regions analysis a special section was devoted to the location of "heritage areas", or districts in which typical New England architecture forms the dominant cultural imprint in the landscape.

The state was then studied systematically to discover the basic scenic elements, or "land types" that could be used to structure the rapid growth within Connecticut and help provide a healthy, attractive environment for its inhabitants. In addition a few tentative priorities for action on these scenic elements were suggested.

This study does not reflect the official opinions of the Connecticut Development Commission. It was undertaken by one individual and by its nature many of the findings are purely subjective and perhaps controversial. It is however a pioneering effort to analyze that elusive quality - "scenery" - and to discover to what extent Connecticut possesses this quality.

PART I: HISTORICAL-PHILOSOPHICAL BACKGROUND

A. HISTORICAL MAN-LAND RELATIONSHIP

A particular cultural landscape is the expression of the interaction of a natural environment and a society. A natural environment is distinguished by its variety, relief, monotony, or other peculiar physical qualities. A cultural landscape expresses the genius of a society - its aims, purposes, and structure.

Either the natural or cultural element can dominate the scene. At one extreme is the inhospitable polar region or desert where man's foothold is tenuous and his imprint barely discernible. At the other extreme is the large fertile alluvial plain where man's works completely dominate.

Most landscapes however are at neither extreme. Man and land have met and interacted and almost literally become a part of each other. The "good land" is man's sustenance and the far hills the subject and inspirer of his dreams and poetry. Through centuries of experimentation, man has tried all of the land and has finally concentrated his efforts on the best soils, leaving the poorer land to pasture or as forest. In its best form, such a landscape reaches an equilibrium with nature, with as much returned to the soil as is removed. Man and land are in harmony with each other, and the arrangement of physical and cultural features shows this harmonic pattern.

Such harmonic landscapes are found throughout the world wherever a beneficent nature and an agri-

cultural society have been able to collaborate. Whether in Kent, the "Garden of England", or in the monsoon alluvial civilizations of East Asia, the same basic phenomena are seen - equilibrium and harmony.

Within this pattern the village and, increasingly the city, played an important role. These agglomerations of population grew out of the surrounding landscape and were thus true regional centers, the culmination and apex of local culture. Here were concentrated the artistic, religious, political and economic developments of the society.

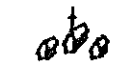
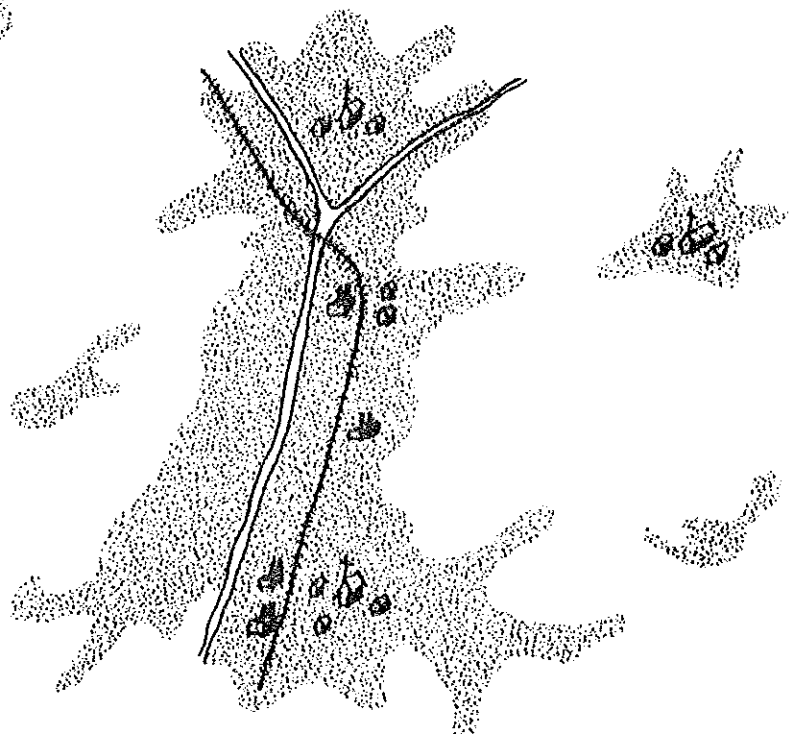
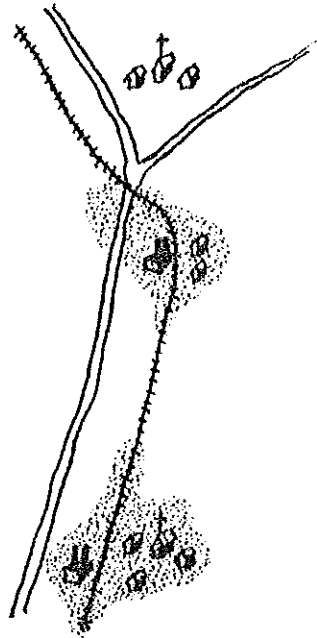
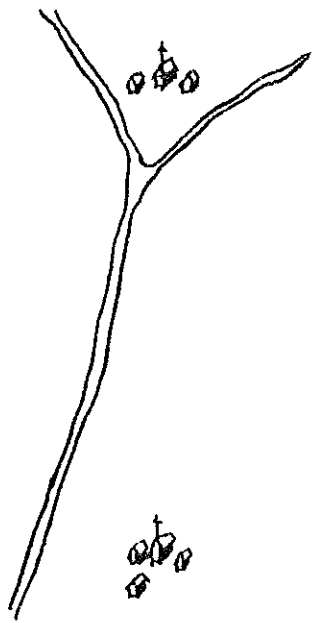
B. RECENT CHANGES IN MAN-LAND RELATIONSHIP

In the last two centuries there has occurred a break-down in this organic man-land relationship, beginning in the Western World and now spreading throughout the world. The start of this change has been equated with the forces unleashed by the Industrial Revolution, although the roots lie further back in history. Mumford says the problem emerged with the rise of capitalism when the conception of land changed - "When land became a commodity, not a stewardship, it passed out of any kind of communal control." (3)

With the Industrial Revolution many new urban agglomerations grew up overnight. These were specialized

(3) Lewis Mumford, The City in History, (New York, Harcourt Brace & Co. 1951) p. 416

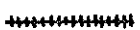
CHANGES IN MAN — LAND RELATIONSHIP



TOWN CENTERS



URBAN GROWTH



RAILROAD



RIVERS

— PLATE I —

industrial towns very often with no relation to their environment. Dawson says the Mid-19th Century Revolution in transport and communications removed all limitations to city size and broke the last links binding towns with their rural environment. The city thus was no longer a part or servant of its own region - nor organized primarily as a place for its citizens to live in. It was now a place for the production of wealth. (4)

The worst aspect of these new urban centers was their disorder and ugliness. According to Mumford, Darwin's theory of the struggle for existence in nature largely influenced the situation. Without design was a laudatory term to Victorians". (5)

The pre-railroad industrial city, although often ugly, was at least small and compact. From 1850 to 1900 the cities increased greatly in size, although compactness generally was retained. The automobile then caused suburbanization and the explosion of urban areas into their present large, non-compact shape.

In this process the once sharp demarcation between city and country has been lost. The oldest central cities are often in a state of decline while the countryside is

being devoured and defaced by a seemingly aimless suburban sprawl. This dispersed sprawl extends urban price influence over much land that may never be used - and in doing so, often forces agriculture out. Much rural land is thus blighted by a relatively small amount of urbanized land. Gaffney quotes the example of Santa Clara County, where in 1954, 7 square miles of post-war subdivisions were scattered over 200 square miles of agricultural land - with at least one subdivision in every square mile. (6)

What has happened to the once harmonic man-land relationship? Tunnard says "all monotony, and no order is the rule in the suburb, anarchy without well-emphasized climax is the "order" of the central city." (7) In addition, this newer, chaotic growth is spreading and destroying the older landscape, our birthright from the past.

C. ACCOMPANYING MENTAL-SPIRITUAL MALAISE OF OUR TIME

Accompanying this disorganization in landscape forms, many writers have found evidence of social disorganization and insist that this is a

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- (4) Cristopher Dawson, The Dynamics of World History, (New York, New American Library of World Literature, Inc. 1962) p. 193
(5) Mumford, op. cit. p. 452

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- (6) M.M. Gaffney, "Urban Expansion - Will it Ever End," Land, (Washington, U.S. Government Printing Office, 1958) p. 515
(7) Cristopher Tunnard, The City of Man, (New York, Charles Scribners & Sons, 1953) p. 341

human reaction to the chaos of the times. Giedion states that our period has been a century-long period of transition. Since it began our mental life has been without equilibrium. (8)

Giedion again says that today's social disorder is an inheritance of the Industrial Revolution. Today's maladjusted, unintegrated man is the product of a century-long rupture between thinking and feeling. (9) Many feel that contemporary artists and scientists have lost contact with each other. Perhaps this split between science and art has caused much of the anti-science undercurrent in our society. Science and its associated technological civilization seems incapable of meeting the real needs of man - those of the spirit.

D. WHAT IS THE MEANING OF THIS?

What does this change in our landscape and society mean and what future changes does it portend? Two basic schools of thought can be seen - those who see nothing greatly wrong, and those who have serious doubts about the future.

One of the more optimistic opinions was voiced by the late French Jesuit scholar, Pierre Teilhard de Chardin. Pierre Teilhard

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- (8) Siegfried Giedion, Space, Time, and Architecture, (Cambridge, Harvard University Press, 1952) p. 11
(9) Giedion, op. cit. pp. 648-650

said that this is an age of transition and therefore intellectually, politically, and even spiritually troubling. He quoted Abbe Breuil as follows: "We have only just cast off the last moorings which held us to the Neolithic Age." (10) According to this theory, man's further evolution will be mental and social and furthered by his agglomeration, causing "mankind to reflect upon itself." (11)

This approach means that we have to expect unsettled times as old forms are cast off before new ones can be molded. Perhaps man has broken his millennia old tie to the land and is entering a new level of life - that of life in the metropolitan beehive with its stimulating yet exhausting environment.

In a less philosophical manner, others have accepted this approach. Friedmann says "the city region will be the true city of the future, expressive of a new urban culture," with a fusion of the city and rural areas. (12)

Gottman also speaks of "the symbiosis of the old rural and

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- (10) Pierre Teilhard de Chardin, The Phenomenon of Man, (New York Harper & Bros., 1959) pp. 212-214
(11) Teilhard de Chardin, op. cit. p. 287
(12) J. R. Friedmann, The Spacial Structure of Economic Development in the Tennessee Valley (Chicago, University of Chicago Press, 1955), Part II

urban modes of life and land use - a characteristic of modern urbanization as observed in Megalopolis." (13) These spokesmen accept the ending of the age-old rural-urban dichotomy and the formation of a new metropolitan-suburban landscape, combining a great variety of land uses.

On the other hand many people see a great danger in the destruction of landscape. This school of thought insists that beauty and harmony in environment are necessary to man for the satisfying of all his needs. Fairfield Osborn speaks of "habitability." A habitable place "connotes a living place that is practical for both work and leisure, that is healthful, and that contributes to a sense of happiness." (14)

Kevin Lynch, who has done much pioneering work in environmental imageability, makes a number of comments in this regard. He feels that a harmonious environment is not only desirable but essential to man: "the need to recognize and pattern our surroundings is so crucial, and has such long roots in the past, that this image has wide practical and emotional importance to the individual." (15)

This environmental significance to man applies to society as well as to the individual. Lynch again says that an "accordant and integrated physical setting, capable of producing a sharp image, plays a social role as well - furnishing the raw material for symbols and collective memories of group communication." (16) This opinion is supported by a recent publication of UNESCO, which states "that landscapes and sites, on account of their beauty and character are necessary to the life of men for whom they represent a powerful physical, moral, and regenerative influence, while at the same time contributing to the artistic and cultural life of peoples, as innumerable and universally known examples bear witness." (17)

The critics of the modern scene vary in their opposition. At one extreme are those influenced by Spengler's theory of the life-cycle of civilizations. Urbanization in this theory is a sign of maturity and approaching old age. One historian states that "no civilization has been able to resist the destructive effects of urban and bureaucratic centralization. It has well been said that the great city is the grave of a culture." (18)

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- (13) Jean Gottmann, Megalopolis (New York, Twentieth Century Fund, 1961) p. 765
 - (14) Edward Higbee, The Squeeze (New York, William Morrow & Company, 1960) Forword
 - (15) Kevin Lynch, The Image of the City (Cambridge, Technology Press and Harvard University Press 1960) p. 4

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- (16) Lynch, op. cit., p. 4
 - (17) UNESCO Draft Recommendation Concerning the Safeguarding of Beauty and Character of Landscape and Sites (General Conference, November 9 - December 29, 1962) p. 14
 - (18) Dawson, op. cit., p. 221

To such scholars urbanization and the accompanying human and environmental wastage signify internal decay in the social organism. The society may be prosperous and powerful, but its well-springs of vitality and spontaneity are drying up. Dawson speaks of "the natural foundations of society - the family and the land." He then becomes specific, stating that "the devastated areas of industrial England and the cancerous growth of the suburbs are not merely offensive to the aesthetic sense. They are indeed symptoms of social disease and spiritual failure." (19)

The main complaint lies with the urban environment - with the formless, specialized city of the Industrial Revolution. Its lack of meaning to man has provoked much critical commentary. Tunnard says "our cities are ugly, congested, and unfunctional because we have neglected visual aspects in an attempt to make the city work, and you cannot make the city work until you know what you are making it work for. This brings in the social basis of planning and the only kind of Civic Design that is worthwhile has a real social basis rooted in the social instinct for cooperation, organization, and individual expression." (20)

Because of this unpleasant environment the suburb emerged. The early suburb was a middle class effort to find a private solution to

this problem. Mumford labels this retreat an evasion of civic responsibility. The suburb became an over-specialized community typified by "a bland ritual of competitive spending." Worst - it drained the city of much of its best blood and affected its role as the center of civilization - with all its challenges, tensions, and dilemmas. It also began ruining the rural environment around the city. Thus we see that "mass suburbanization has destroyed both environments, producing only a dreary substitute." (21)

We now have neither an urban or rural environment - we have instead a metropolitan landscape. Mumford charges that "the form of the metro is its formlessness, even as its aim is its aimless expansion. Its disciples have only a quantitative conception of improvement." (22)

Caught amidst all these conflicting claims and theories what are we to believe and from what source ought we draw our inspiration to act. It may be true that our increasing urbanization is a sign of our maturity and eventual decay. It may also be true that our urbanization is the new form of a progressive future. The only point of agreement is that this is a period of change, with all the tensions, insecurity, and aimlessness typical of such periods.

Nevertheless there is one truism - we cannot hesitate, or retrace our steps. The advantage of a highly complex technological society is superior effic-

(19) Dawson, op. cit., pp.201-2

(20) Tunnard, op.cit., p.331

(21) Mumford, op. cit., pp. 492-506
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(22) Mumford, op. cit., p. 544

iciency - the price paid for that advantage is a lack of security and permanence. Zimmermann contrasts our society with a nearly pure agricultural society, as that of pre-Communist China. Our industrial civilization may be compared to a high pyramid of cultural and institutional development, created on a narrow basis of natural resources. A vegetable society on the other hand is "like a giant squatting in sodden safety." (23)

We occupy an interesting position in history - a position of danger, but also of challenge. Whether we wish it or not, we must push on ahead. We have much to lose but we also have the potential for great accomplishment as a society.

In our quest as a society we must remember that beauty is not opposed to progress. On the contrary, if we are to more fully reach our social potentialities we must develop all our talents. Above all we must re-integrate art and science, feeling and intellect. Man is a complex creature with many facets to his character - for balance all must be developed.

E. THE NEED FOR ACTION

We have heard some of the opinions interpreting the state of our landscape, and indeed of our society. Most scholars seemed to

feel that there was a need to restore beauty to a more prominent place in our way of life. There is a concurrent need to avoid the human and environmental waste that has characterized our society since the Industrial Revolution. If we recall the example of the organic landscape we see that often there is no conflict between "beauty" or "form" and "efficiency". Land is generally used according to its highest and best use and a proper place for all land uses is found. No one competing claimant - be it commercial gain or artiness - is allowed to disrupt the tightly woven pattern. Herein lies the strength of this pattern.

There is a danger in a report of this type - that the author may become too biased in favor of preservation for preservation's sake - or that a rural, anti-urban bias may be used. One must strive to avoid such pitfalls. On the one hand one "must avoid proclaiming the eternal right of a static past." (24) On the other hand: "Sometimes modern necessity requires the destroying of historic treasures - but such destruction in the name of "progress" often is really in the name of "expediency" or "venality." (25) Likewise we must avoid idolizing a by-gone rural past at the expense of the urban present.

We have a right however to criticize wherever either waste or imbalance in society occur. Whenever either "efficiency" or "art" is not recognizing the needs of man protest is

(23) Erich Zimmermann, World Resources and Industries (New York, Harper & Bros., 1951) pp. 72-3

(24) Giedion, op. cit., pp. 5-8

(25) Carl Feiss, Historic Townkeeping, Speech at Cooperstown, New York, September 21, 1955.

necessary. Likewise an inharmonious urban environment should be strongly criticized, not because it is urban but because it is inharmonious.

We see the necessity of meeting all the needs of man. Above all,

beauty should be re-integrated into our daily lives. Higbee says the metropolitan scene is now the home of 70% of Americans and if that environment is not attractive it can scarcely arouse those deep sentiments of attachment to the homeland which are essential to the nourishment of patriotism."

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(26) Edward Higbee, The Squeeze (New York, William Morrow and Company, 1960) p. 61

PART II: STATEWIDE ANALYSIS

A. THE BACKGROUND SETTING OF CONNECTICUT

1. Physical Features. The land of Connecticut was a long time in forming. Its ancient, tortured rocks, the roots of long-gone mountain ranges, are a part of the New England Upland. This block of igneous and metamorphic rocks has undergone a number of uplifts and erosions and now is a nearly level upland, sloping south and east toward the ocean.

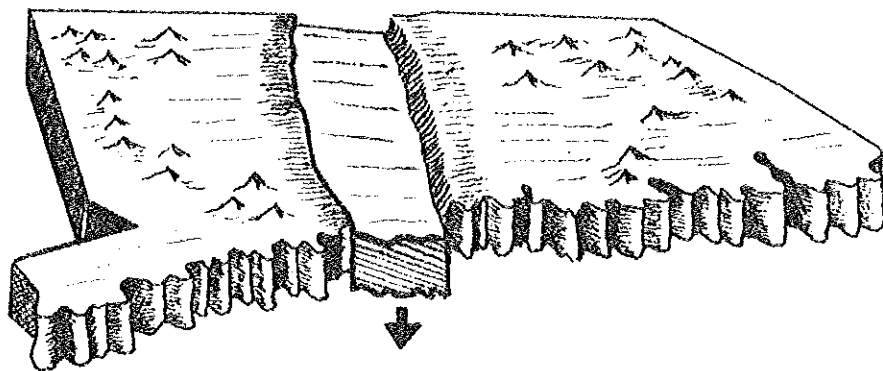
This upland was split however by a long North-south fault. Along this fault line great basaltic lava flows occurred. Later erosion along this zone of weakness carved out a wide valley, used by the Connecticut and Quinnipiac Rivers. (See Plate II.)

The Ice Age then put the finishing touches on the physical landscape. At least four times the ice

moved south across Connecticut, scouring and polishing and then depositing its load of earth and boulders, helter-skelter over the upland. As the ice retreated glacial streams filled the valleys with fluvial and lakebed deposits. The land now had a bare treeless aspect of running water and raw earth, characteristic of polar areas.

2. Pre-European Settlement. Vegetation gradually crept back into Connecticut, pioneering in even the most rocky or infertile sites. Scattered bands of Indians drifted northeast into the region, gaining a precarious living from the products of the forests and of the waters. These Indians, in time, practiced some shifting agriculture and also used fire in the woodlands to improve their carrying capacity for wildlife. Nevertheless these few aborigines left no mark on the land as they faded into extinction.

3. Colonial Settlement. The first European settlers in southern New England

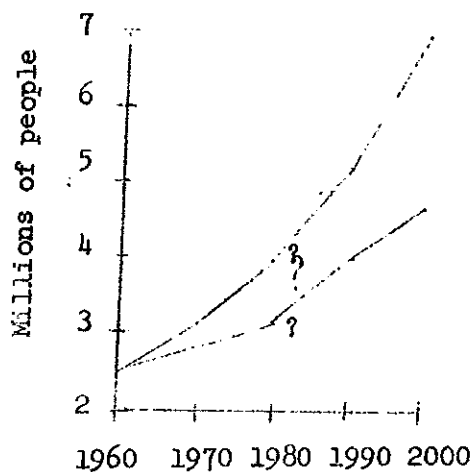


NORTH-SOUTH FAULT

will be needed to accommodate this growth. Urbanized land now amounts to about 350,000 acres, or approxi-

mately 550 square miles. By the year 2000 perhaps at least two to three times as much land will be required for such uses.

Connecticut Population



- Sources:
- (1) Population, Technical Report 121 (Connecticut Development Commission, November, 1962) p. 8
 - (2) Use of Land, Technical Report 121 (Connecticut Development Commission, November, 1962) p. 18
 - (3) Connecticut Soil and Water Conservation Needs Inventory (Connecticut Conservation Needs Committee, 1961) p. 12

PART II: STATEWIDE ANALYSIS (CONT'D)

B. SCENIC AREAS OF THE STATE

What is "scenery"? According to Webster's Dictionary scenery is "the general aspect of a landscape, the array of impressive natural aspects and imposing features of a particular place". This definition states that scenery is the appearance, good or bad, of a site, although it does imply that the attractive facets of a regional character are more likely to be called scenic. The term scenery therefore can be confusing. This report, will emphasize the aesthetically pleasing or positive aspects of Connecticut scenery, although with full awareness that the negative side of the Connecticut landscape is indeed "scenery" of another type.

How does one attempt to specify more precisely the elements that make up attractive scenery? Although it is perhaps wrong to try to give an exact, objective definition to an aesthetic feeling which belongs to the realm of the subjective, for the purposes of this study it was deemed necessary to attempt this feat.

1. Factors Which Make Up The Local Landscape - A scenic view consists of many interwoven elements, often equalling more than the sum of the individual parts. Each of these elements can be grouped in two basic categories: Natural factors and cultural factors. The following discussion will attempt to list all those elements which together make up the local landscape.

a. Natural Factors in the Connecticut Landscape

Water - Running water is perhaps the most characteristic form of water in Connecticut. It can be broken

down into two basic types: steep gradient and low gradient running water. Streams with a steep gradient are brooks and small rivers containing cascades and falls, typical of hilly or mountainous country. Low gradient streams are slow, smoothly flowing rivers and estuaries, typical of a more placid or pastoral landscape.

Water bodies such as lakes and ponds are also a significant landscape element. Ponds are small with a generally regular shape, offering an intimate but limited perspective. Lakes on the other hand are larger in size, thus providing a greater long range view but less opportunity to observe a water body as a closed physical or ecological unit.

Marshes and wetlands provide a third type of aqueous environment. These areas can be either fresh or salt water and either open or wooded. They thus include a wide range of types, similar only in providing a sharp contrast to the more prominent land areas surrounding them.

The ocean also ranks as a scenic element. Its peculiar quality may come from its sheer size and impression of endlessness together with the relentless surge of its waves, incessantly battering the shoreline with unfading vigor.

Topographic Irregularity The first measure of irregularity or variety is quantitative, or how much? This can be measured by such factors as degree of slope or local relief (the actual change of elevation within a limited area).

Another measure is qualitative - what is the particular character of the local topography? There are two main land types in Connecticut, those formed in the uplands on old crystalline rocks (granites, gneisses, schists) and those of the Central Lowland formed from alternating layers of sedimentary rock and basaltic lavas. Each of these two zones has its own strongly characteristic grain or texture.

The lowland has three basic characteristics: a strong north-south alignment of physical features, great differential erosion in dissimilar types of rock causing substantial local relief, and a sharp, angular character primarily due to hard erosion-resistant layers of traprock. Specific features include high traprock ridges with west-facing escarpments and low, generally quite level valley land formed from soft sedimentary rocks between the traprock ridges.

The general characteristics of the crystalline uplands on the other hand consist of a smoother, rounded landscape, typical of old granite - gneiss areas, and a generally subdued local relief, except where streams have cut deep gorges into the upland margins. Specific features include: local domes of harder rock rising above the upland level; rolling clayey ridges (often drumlins separated by poorly drained valleys); rough stony land, either rock outcrop or boulder field, generally found on hill tops or slopes; and a glacially deranged drainage causing many water bodies, swamps, and confused stream patterns.

Forest There are certain types of forest growth that are attractive. Mature stands of trees

are always a scenic attribute, as are coniferous forest and mixed coniferous and deciduous forest. (It is felt that a pure deciduous forest, because of its long leafless stage during the winter, is not as attractive as the other types). Mountain laurel and perhaps dogwood concentrations are also a common scenic attribute.

Rock Rock is also a scenic asset. The two basic rocky sites are bedrock outcrops and bouldery land.

Shoreline Features Shoreline features are caused by both the eroding and depositing action of the ocean. They thus include both rough, irregular coast, often rocky, and areas of shoreline sediments as beach and dune.

b. Cultural Factors Forming "Typical" Connecticut Scenery *

Settlement Pattern Scenic aspects of Connecticut's landscape include four basic elements. These include: nucleated pre-industrial villages, 19th Century mill villages, individual dispersed farmsteads, and coastal settlement, especially old seaport towns.

* Emphasis was placed on those cultural factors which are unique to Connecticut or to the New England culture realm as a whole. Therefore some typical Connecticut scenes as suburbs, estate type developments, urban skylines, and beach colonies are not included here. Such areas are typical of Twentieth Century America and in their basic standardization are not native to any district.

Characteristic Architectural and Cultural Elements The nucleated village is the symbol of New England. It has as its center a town common with a simple white church, town hall, etc., arranged along it. Around this core are grouped colonial homes, generally wooden structures also painted white.

The mill village shows its changed orientation. Its center is the old stone or brick factory buildings, often with associated mill dams, canals, etc. Company housing is often grouped around the factory (as earlier homes were grouped around the church and common.)

Another characteristic architectural type is the dispersed farmstead on its own land. This structure is generally a graceful white colonial farmhouse with a large barn. A local peculiarity is the "connected" barn, allowing the farmer "inside" access in winter to his livestock.

Coastal settlement, both clustered and scattered, is another symbol of New England. The old seaport towns are noted for their wharves and warehouses, ship-building and repair yards, and ships (small craft, both commercial and recreational). Scattered coastal settlement forms include homes (as Cape Cod Cottage type), lighthouses, and coast guard stations.

There are also a number of less significant cultural elements. One is the educational institution often of colonial or gothic architecture and possessing a certain "mellow" atmosphere. Covered bridges and old burial grounds, both maintained and abandoned, are two special symbols of New England. Likewise narrow, winding country roads and overhanging arches

of trees along roads (both in towns and along country roads) are also characteristic.

Rural Land Use Several types of agriculture are associated with the local landscape. These include dairying and the raising of certain specialty crops as apples, tobacco and truck gardening.

The local field pattern is also visually significant. In the uplands small fields are the rule, bordered either by stonewalls or hedgerow-stonewall borders (somewhat reminiscent of parts of northwest Europe). Fields in the less stony Central Lowland tend to be large, level expanses.

A third characteristic of the Connecticut rural scene is the large number of abandoned fields, often with scattered cedar-juniper-pine scattered throughout. These are also often over-run with low non-woody growth as goldenrod or sumac.

2. Scenic Areas of the State
With the scenic elements determined it is then possible to proceed in locating and delimiting scenic areas. Again the two basic criteria are physical (the physical character of the region) and cultural (land use patterns). It is these two controls, interrelated, that give a region its particular personality. The individual scenic elements are simply modifying factors that add to or detract from the basic patterns.

Connecticut is a highly varied 5000 square mile tract. It is divided into three basic units: the Western Highlands, the Central Lowland, and the Eastern Highlands, each of which has many regions possessing their own singular character. The analysis

started with this basic three-way breakdown and resulted in the following classification seen in figure .

a. The Western Highlands

The Western Highlands are a block of old rock sloping south and east from an altitude of over 2000 feet in Northwestern Connecticut to sea level.

It has been deeply incised with many rivers, giving much local relief. Despite this erosion however it is basically a rolling upland, dotted with dairy farms and colonial villages. Urban growth is generally concentrated in the south and increasingly along the coast. Its subsections include:

Upper Housatonic Valley A region of rich limestone valleys surrounded by steep mountain walls.

The Litchfield Hills A dairy region of old colonial hill villages and broad rolling ridges.

The Upper Farmington Gorge The deep forested gorge of the West and East Branches of the Farmington River.

Naugatuck Valley A rugged, deep valley of contrasts, where heavy industry alternates with wild wooded areas.

Candlewood Region A rolling region of limestone valleys, dominated by beautiful Candlewood Lake.

Fairfield Hills A wooded land of estates and numerous water supply reservoirs.

Southern Coastal "The Corridor" - connecting central Connecticut with New York City. An area of rapid residential and industrial growth.

b. The Central Lowland

The Central Lowland is a long north-south valley broken up by occasional sharp, rugged traprock ridges. Its fertile soils have long made it the core of the state. Rapid urbanization however is fast changing its aspect. Its three parts include:

Hartford Basin The booming heartland of the state with the skyscrapers and subdivisions of Greater Hartford rising amid rich tobacco fields.

Farmington Valley A lovely pastoral valley rimmed by high hills.

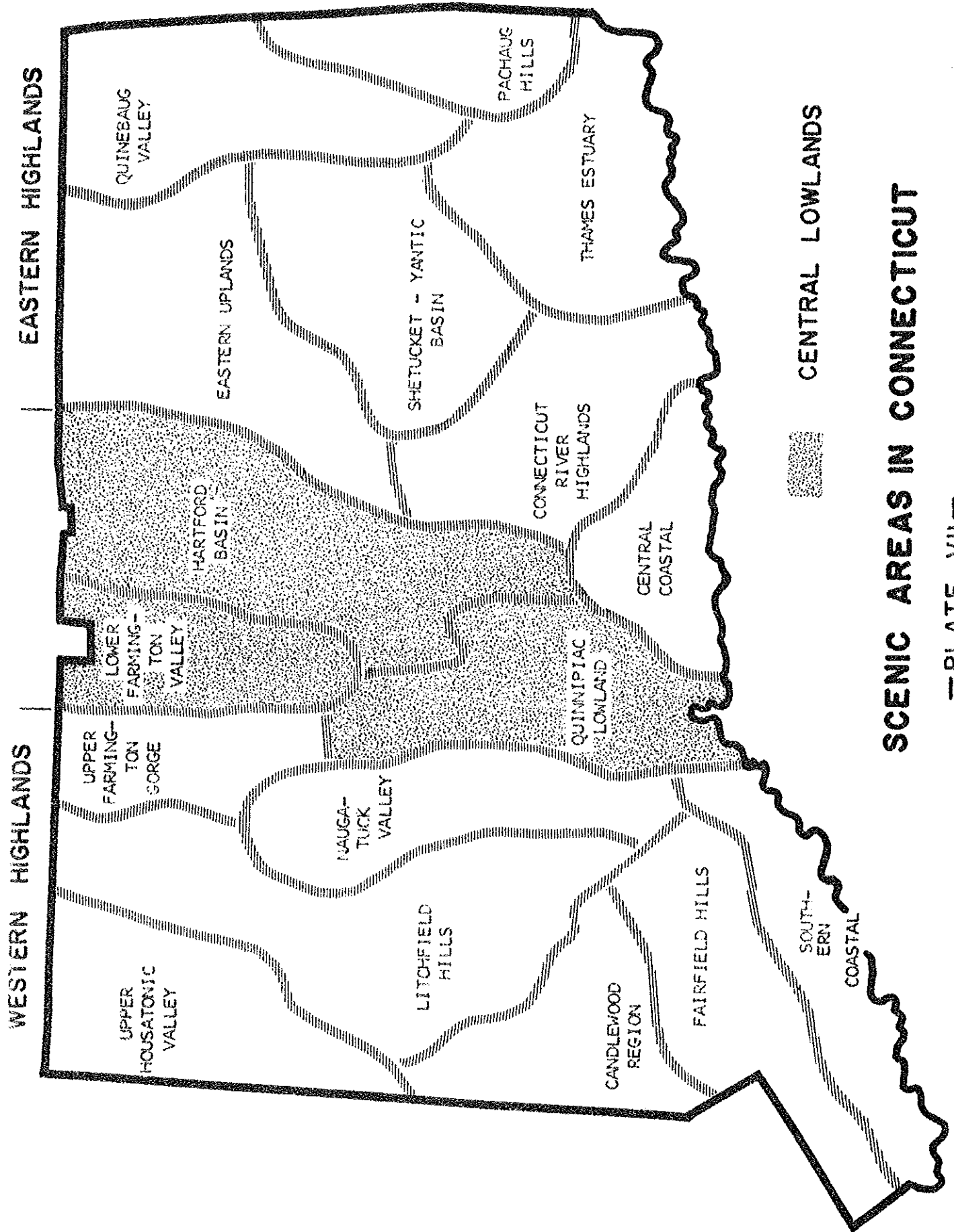
Quinnipiac Lowland A placid valley famous for its many noted industries.

c. The Eastern Highlands

The Eastern Highlands are a lower, less rugged version of the Western Highlands. It slopes from over 1000 feet in the north and northwest south and eastwards to sea level. Stream erosion has given it some local relief in the higher north and western sections although its general character is that of a gently rolling, even monotonous upland. The Eastern Highlands are heavily forested with little urban development except along the coast. Some agriculture is found scattered on pockets of better soil. It is divided into the following subsections:

Eastern Uplands High forested plateau country serving as the headwaters of many of the main rivers of eastern Connecticut.

Connecticut River Highlands A wild, wooded plateau through which the Connecticut River has carved a gorge, somewhat reminiscent of the Hudson River Highlands.



SCENIC AREAS IN CONNECTICUT

—PLATE VII—

Central Coastal A quiet region with many beaches, rising to hill country in the interior.

Shetucket - Yantic Basin A dairy region of many quiet rivers and old colonial villages.

Quinebaug Valley "Textile Valley"
A rolling pastoral landscape, domi-

nated by the Quinebaug River and the many historic old mill villages along it.

Pachaug Hills A sparsely settled land of unbroken forest along the Rhode Island border.

Thames Estuary "The Indian Country"
now noted for its maritime flavor and its bustling industries.

PART II: STATEWIDE ANALYSIS (CONT'D)

C. AREAS OF NEW ENGLAND HERITAGE

What is a Heritage Area? This term was coined to describe districts in which distinctive and/or attractive cultural landscape predominates or has a strong visual influence. The regional architecture in particular is the symbol of this cultural atmosphere. We have seen how the early settlers with their particular historical perspective gave this land its unique man-land relationship - an organic landscape composed of small clustered villages centered around the meeting house and generally surrounded by small, stone-wall-bordered fields. Despite the Industrial Revolution this earlier landscape still remains in many places and is to most people "typical New England".

Focusing in more closely, what precisely do we mean by New England architecture? Obviously when we say "regional" we mean general and characteristic styles and groupings, not specific features or oddities. Most people would agree that characteristic New England architecture is pre 1850 in age or styling. After this approximate date new construction became more and more similar to that found in the rest of the rapidly urbanizing northeastern United States.

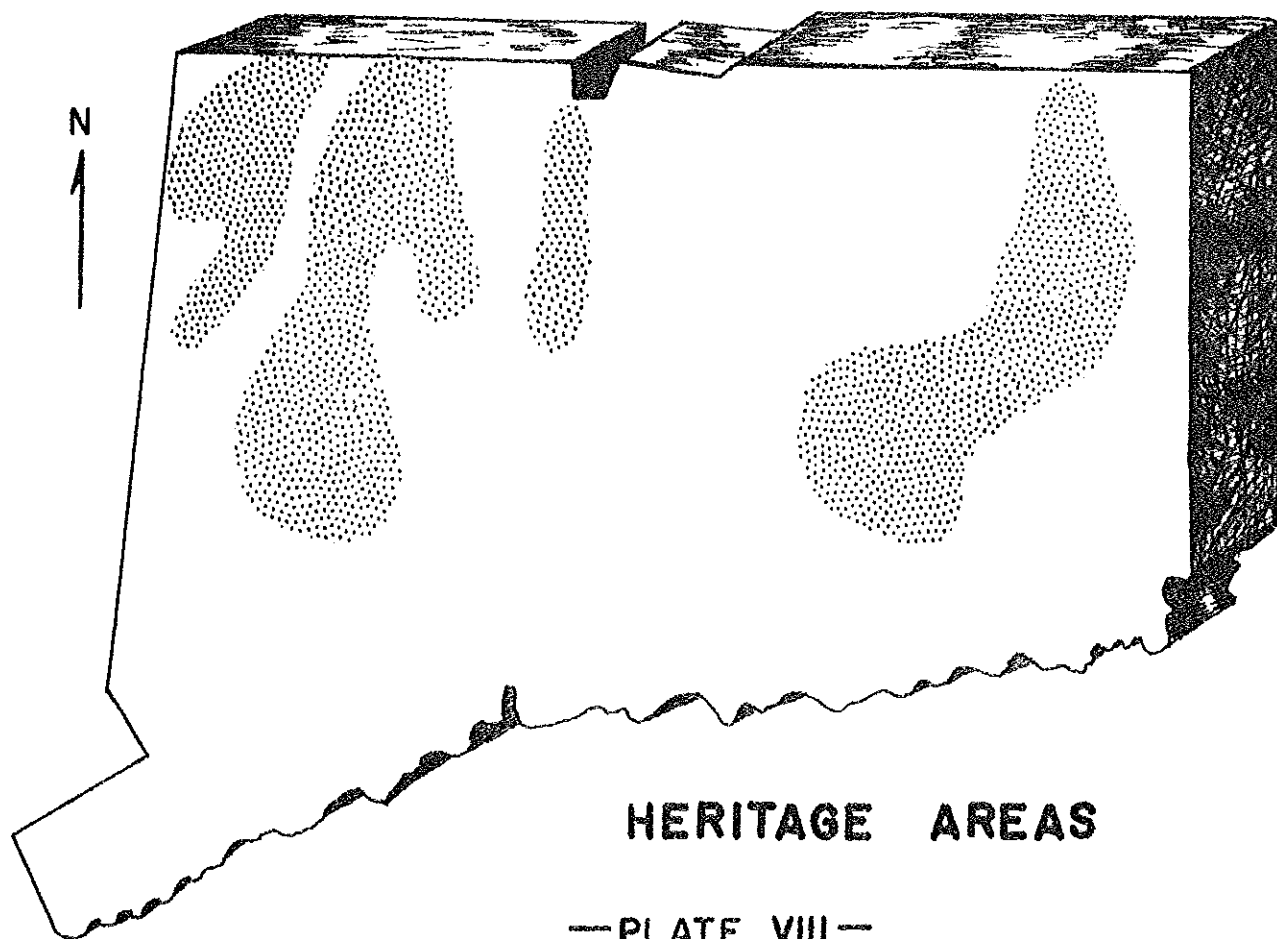
What are the specific qualities of the New England architecture? First of all it includes both scattered farmsteads and tightly clustered village and urban groupings. The particular styles used in both sites were quite similar however, generally varying only in size and ornateness. The typical building was a simple, graceful wooden structure, perhaps a true expression of an austere society and environment. Simple, pure lines, possessing an innate

beauty - these were the particular qualities of this architecture. This was as true for the simplest hill farmhouse as for the spacious sea captain's mansion. Later wealth did not change this basic appearance. More homes, particularly in the cities, were built of brick instead of wood. Classical influence became felt in new construction but the austere spirit of ancient Greece simply reinforced the native tradition.

What criteria should be used to delimit such "Heritage Areas"? Perhaps the two most important are homogeneity and function. The homogeneity of a grouping is far more important at this general scale than the ornateness or quality of individual structures. Likewise function is important. A grouping which is a living part of man's environment is far more meaningful from an aesthetic standpoint than a structure or grouping of historic interest preserved as a museum.

Emphasis therefore has been placed on certain architectural types, particularly on groupings of colonial architecture that are still actively used. Special attention was put to village clusters, since this is old New England in its most pure state.

This approach means that many other architectural forms were not studied. In particular newer architecture, often of a very attractive type or form, was not discussed since it is not typical of New England. The old 19th Century mill villages, especially along the Quinebaug Valley, should also be studied. Although many of these settlements are intrinsically ugly, some have gained a certain "mellow" character. Also a



thorough study of the urban centers should uncover many scattered yet interesting structures and groupings.

The procedure used in this study was to search for basic patterns within this state. Where are attractive villages and where are groupings of attractive villages? Conversely, what parts of the state are lacking in attractive villages?

On first thought one would expect to find the most attractive villages in the richer parts of the state as the coast and Central Lowland, where fertile soil or sea trade had caused a surplus that could be devoted to good architecture. However these are generally the same areas that have been over-

run by the tidal wave of urbanization.

Plate VIII shows the results of this visual inventory. Several basic patterns immediately emerge, showing that there was some validity in the two seemingly contradictory hypotheses mentioned above. There is a relation of attractive villages and zones of better soil - where isolation has protected such zones from the main-streams of urban growth. Such districts are:

1. An arc from Woodstock through Windham to Hebron in a zone of drumlin-clay ridge soils. Attractive villages include the Woodstocks, Pomfret, Brooklyn, Canterbury, Hampton, Scotland, Windham, Lebanon, Columbia, Salem, and Hebron.

2. The lower Farmington Valley Region

including Farmington, Avon, Simsbury, and Granby.

3. The Litchfield Hills clay ridge region and environs, including Norfolk, Litchfield, Goshen, Winchester, Colebrook, Harwinton, Bethlehem, Woodbury, Washington, and Roxbury.

4. The Upper Housatonic limestone belt, including Sharon, Salisbury, and Cornwall.

There are also some attractive seaport towns - again where isolation has protected them as in the eastern and central portions of the coast. Attractive villages or districts occur at Stonington, Old Lyme, Essex, Hadlyme, and Madison. More intensive field work would uncover other interesting sections especially in Norwich and New London.

There were several other types of attractive villages. In more remote parts of the Central Lowland such villages as Suffield, Somers, Ellington, and Durham have retained their character to a great extent. The harmful effect of urban growth can be seen in several Central Lowland towns, once among the loveliest in the state. In Windsor, Wethersfield, and Glastonbury filling in of empty lots or replacement by newer structures has spoiled their homogeneity, although they still retain a large degree of charm.

An unusual village type is the attractive river-side village, per-

haps too new to be a truly colonial village and too old to be a typical mill town. Two prize examples are Riverton and Pleasant Valley(Barkhamsted), both attractive villages utilizing fine natural sites.

Looking from the opposite standpoint - that of a lack of interesting villages - three major areas stand out:

1. The afore-mentioned recently urbanized and suburbanized areas where older villages have been swamped. Much of Fairfield County and the Central Lowland falls into this category.

2. 19th Century mill towns or cities that often originated at that time. No old center ever existed and the better sections of such centers are probably Victorian in architecture.

3. The entire southeast corner of the state, especially inland from the shore. The mill towns expectably are not attractive. Unfortunately even the old agricultural villages lack quality. This is admittedly another hard-scrabble area of rock and poor soil, but the paucity of pleasing villages is surprising. North Stonington is perhaps the best of these towns.

PART III: STATEWIDE ANALYSIS (CONT'D)

D. APPLICATION OF THE STUDY

1. General Introduction We have seen the need for consideration of the aesthetic treatment of environment. With a growing population and a limited land base, competition for land will grow steadily fiercer. All the various uses of land must be accommodated, if our society is to continue progressing. These many land requirements can be satisfied - if we plan wisely and avoid waste.

Here in Connecticut thinking in this direction has been evolving rapidly in the past few years in response to the growing need. Many public and private organizations and groups have been active in this effort. In particular the Connecticut Development Commission has initiated its Connecticut Interregional Planning Program which has as a primary goal the development of a state land use plan incorporating both expected long-range land use demands and suggestions for channelling this growth in the most desirable manner. This general feeling of crisis has recently culminated in the Open Space controversy, presently sweeping the metropolitan areas of the Northeast. During the last year public opinion in Connecticut, sparked by Mr. William Whyte, has been crystallizing as more and more people become aware of the effect of metropolitan sprawl on their environment.

There is a need but - any short-run, single-purpose program will not be sufficient. As stated earlier there is a need for a comprehensive, well thought-out plan to provide a basic structure or skeleton for our

Connecticut environment. Within this skeleton can be met all needs for open space as well as for all other types of land use. This study is concerned only with suggesting such a possible basic structural pattern for Connecticut - not with solving the growth problems of specific communities. (That great need can best be met at the local level by the citizens who know their own needs and desires.) It is hoped that it will generate further thought and discussion on this vital topic.

2. Tentative Priorities Connecticut has many scenic land types which should be protected as part of a comprehensive plan for the state. The question emerges - what should be the priorities for action? Looking at both long term and short term goals, where would action accomplish the most good?

Such priorities must be chosen carefully else waste of land and money will occur. It was stated earlier that all land use demands can be met in Connecticut - if careful planning is done to use land according to its inherent capability. Growth is coming - we cannot avoid it, only plan for it.

First of all, it is necessary to accommodate aesthetic goals to those of the market-place as well. Where aesthetic goals not only do not clash with commercial goals but even complement them (by providing attractive open space the value of adjacent land may be increased) much more support can be gained for such goals.

One basic fact we must accept is that the low, rich land in the Central

Lowland will be subjected to urbanization, and urbanization of often a non-edifying type. Zoning controls can only slow this trend at best, where they do not actively encourage growth. The sky-rocketing price of land and the speed of urbanization mean that most low-lying land is either too expensive to buy or control for non-urban uses or will be occupied before any controls or popular sentiment can guide and direct urbanization. (It is useful to note that this sprawl is scattered widely in some areas and blights many times more land than is actually developed.)

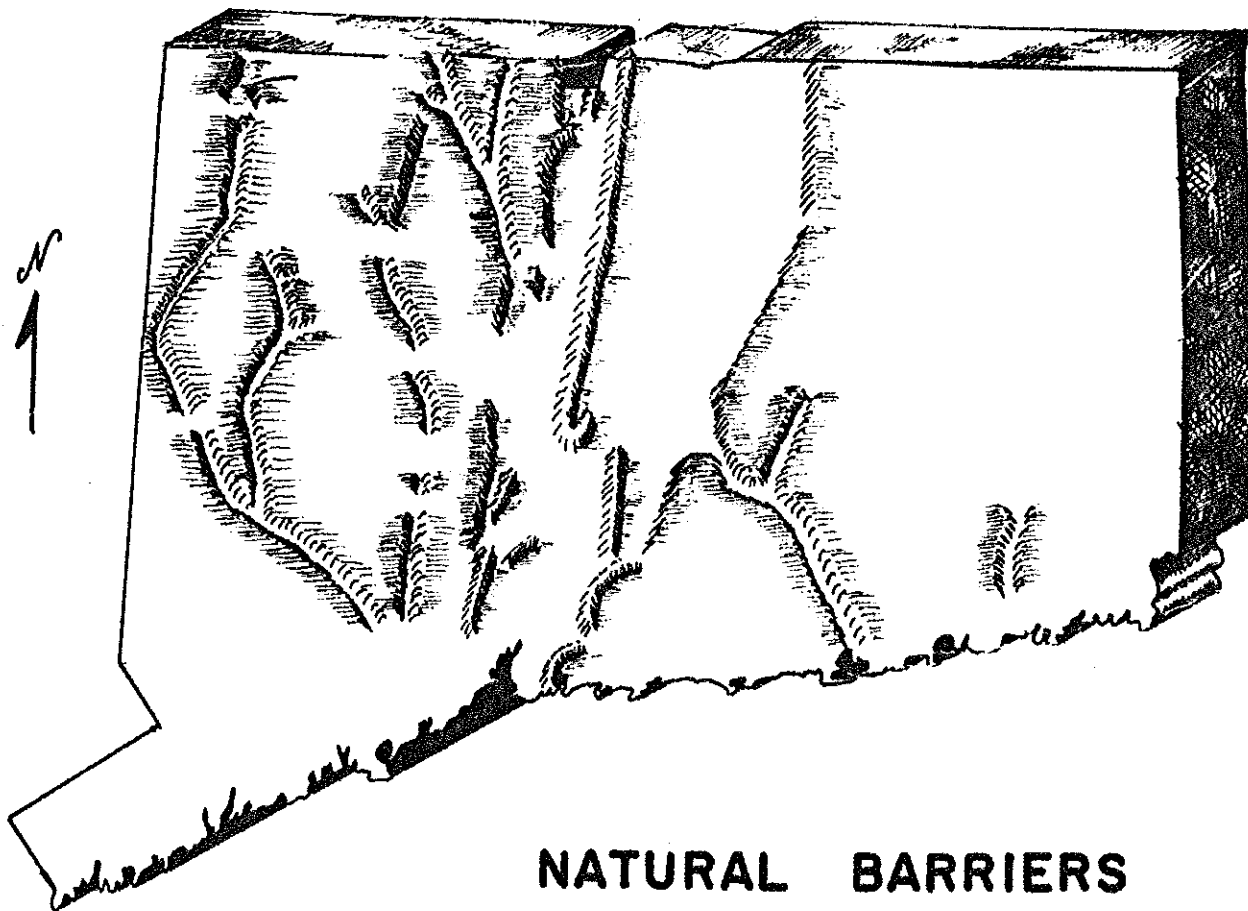
Therefore, it is unwise to reserve for open space sizeable quantities of level terrace land in the Hartford Basin. The highest and best use of this land is not as open space, but for some far more intensive use. In addition the cost of such land is prohibitive for open space use. The

same amount of money spent elsewhere could accomplish far more, both quantitatively and qualitatively.

3. Land Type of Aesthetic Significance The approach used in this section will be systematic, or concerned with specific land or site types, in contrast to the regional approach used in the scenic areas section. This method allows the reader to consider these specific land types separately to analyze their particular significance to an environmental structure for Connecticut.

a. Natural Barriers The land type with most potential for shaping environment is the natural barrier, generally a rough, steep, often forested wall. More than 30 years ago, the visionary Benton MacKaye said that such areas should be used to control and shape urban growths. (27)

(27) Benton MacKaye, The New Exploration (New York, Harcourt, Brace, and Co., 1928) pp. 168-195 passim



NATURAL BARRIERS

— PLATE IX —

Plate IX shows the distribution of such natural barriers within Connecticut. It can be seen that Connecticut is very fortunate in its topography. Several of the best natural breaks occur adjacent to the Central Lowland, the economic and population core of the state, unlike many other metropolitan areas where urban sprawl can continue uninterrupted (Long Island, Central New Jersey).

There are many logical reasons for using these natural barriers as the "skeleton" of Connecticut's environment. These areas are:

1. a natural barrier or handicap to easy urbanization

2. generally less valuable to the developer because of this handicap.
3. scenic by their very nature (rough often rocky character, usually forested).

The three nearly continuous barriers in central Connecticut, the East and West Walls of the Central Lowland and the trap-rock ridge between (Avon Mountain), successfully contain and subdivide into more manageable elements the urban core of Connecticut. Thus the Central Lowland can be divided into the urban regions of the Hartford Basin and the Quinnipiac Lowland, as well as the scenic agricultural region of the Lower Farmington Valley, protected by the barrier of Avon Mountain. In addition the West Wall can be

used to keep the Quinnipiac Lowland urban core from coalescing with Greater Waterbury.

Other natural barriers along the Thames, Upper Farmington, Lower Connecticut, Naugatuck, Shepaug, and Housatonic Rivers were likewise delimited. Many of these steep, rugged valleys are protected by the fact that no roads follow their banks for much of their course.

A high priority in any action program should be given to these natural barriers. The masses living in the urbanized valleys will need large amounts of land for breathing space, as a psychological safety valve, and as natural or "wild" environment. The ridges fit these criteria perfectly. They should be for the public and not for a privileged few (else we repeat the case of the Connecticut seacoast). These "wild areas" adjacent to a metropolitan environment would prove a perfect foil, and one rare around metropolitan areas.

Specifically immediate action should be taken on the natural barriers rimming and dividing the Central Lowland; the East and West Walls and Avon Mountain. Land or easement purchase should be considered. How much land needs to be obtained?

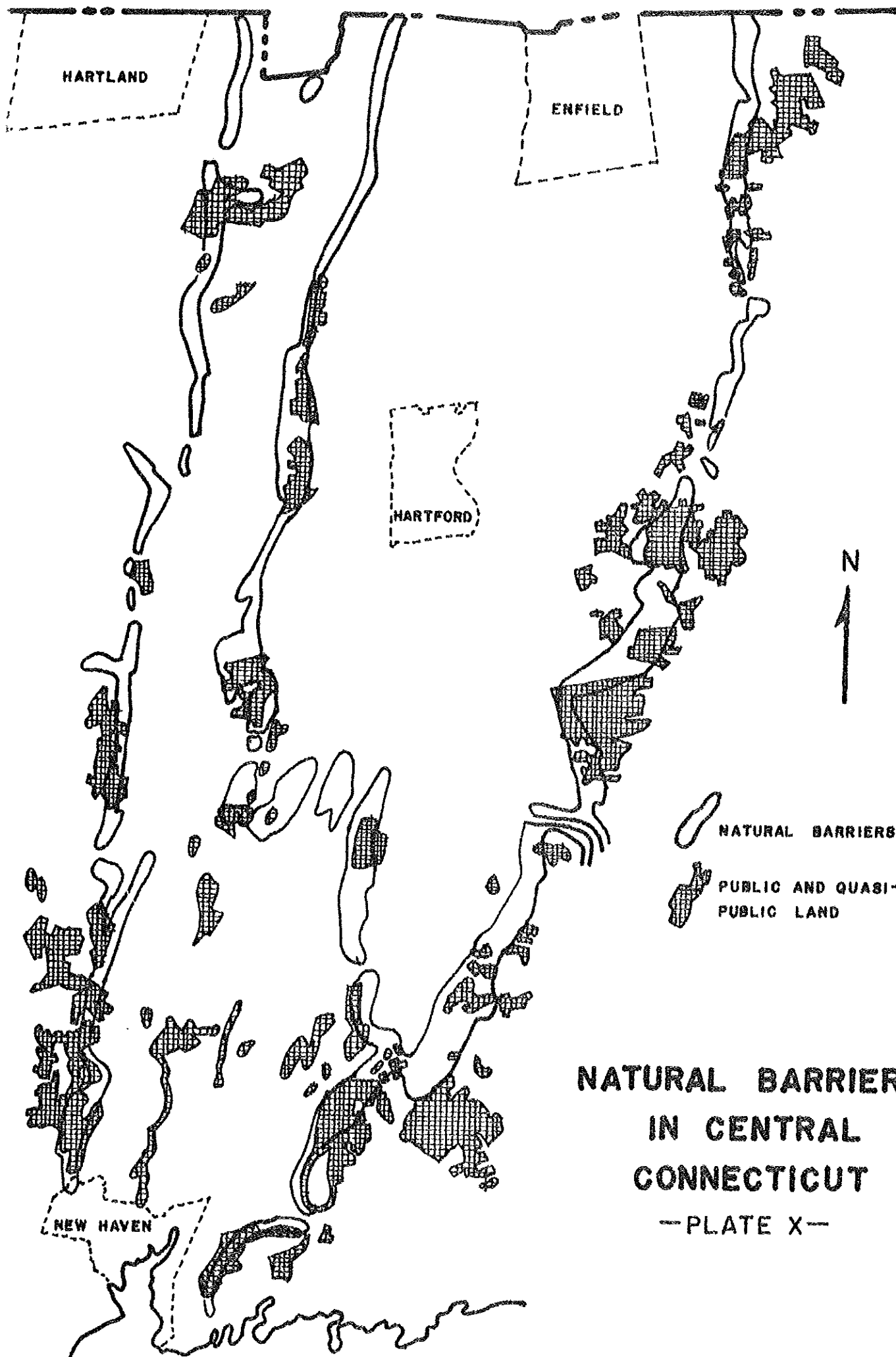
All public and quasi-public holdings were superimposed upon a map of these natural barriers to see what land was already protected. Figure shows the current situation. Much protected land exists along the southern part of the West Wall and scattered all along Avon Mountain in particular.

Such holdings along the less clearly defined East Wall were more scattered and less significant. Nevertheless much of the job has already been done.

A large part of these holdings are water company lands however. Presumably most water company holdings are at least semi-permanent, but rising property taxes may force some of this land into the development market. Some form of tax deferral in return for keeping the land in open space might be sufficient incentive to the water companies. This approach could be very helpful in Central Fairfield County as well. Here a large number of holdings found in a hilly belt could, in conjunction with the strict local zoning, control northward and westward growth from southern or urban Fairfield.

With the other natural barriers there is not as much urgency for action and therefore these have not been discussed or studied in the same detail. Outright purchase or development easement purchase might be quite reasonable in such cases.

There are several cases however, where large scale easement purchase should be undertaken in the near future, especially along the Upper and Middle Housatonic and along the Naugatuck, where main highways parallel the river. At one time a Housatonic Parkway had been suggested. Perhaps this idea could be revived as a possible means of preserving the character of one of the most attractive parts of the state, as yet little sullied by cheap, garish strip development. Land or easement purchase along the Naugatuck might help to save some of the original natural beauty of this scarified valley and in



conjunction with effective urban renewal could accomplish much.

Giving a high priority to the ridges may cause some disagreement. In particular many will say that top priority should be given to sites near urban centers that are suitable for mass recreation, i.e. sites offering actual or potential water recreation, etc. It is important however, to remember the level of generalization of this study - to provide a basic structural pattern for the state.

Sites offering water recreation pose a special problem. Most such sites near metropolitan areas have long since been pre-empted for permanent or seasonal housing or have been allocated to water companies as future water supply areas. It might be profitable however to investigate sites of old abandoned mill ponds. These, although generally small in size, could be of considerable significance to local areas. Because of their small size, however, this possibility should be studied either at the regional or local level and their conversion to recreational use should be undertaken by local interests, public or private.

b. Wetlands A second site type is the river floodplain. Although usually limited in extent they are often found near urban areas and could play a role out of proportion to their size. Floodplain zoning and channel encroachment line mapping have made a start in restricting development in floodplains. Again, as with rough, stony land, this decision can be justified. Such areas are unsuitable for urban development because

of flooding and septic tank drainage problems and should be restricted zones. The largest floodplains in the state are found in the Central Lowland, along such rivers as the Farmington, Connecticut, Scantic, Coginchaug (Durham Meadows), and Quinnipiac. These floodplain belts would be useful in providing breaks within each urban regions, while rough stony barriers provide breaks between each urban region.

Associated wetland types such as fresh and salt marshes and poorly drained areas are also unsuitable for easy development due to poor drainage and septic tank problems. These areas play a vital role in the hydrologic cycle, retarding runoff and stabilizing the water table. The salt marshes in particular also have an important ecological role.

Nevertheless they have not been studied in this report because of their usual small size and lack of pattern. Such wetlands thus cannot be used in forming the basic state structure. They can however be important in forming the structure of the individual community and it is at this level that their significance should be studied. Some useful information on Connecticut's wetlands will be available in a forthcoming Connecticut Development Commission report however.

Immediate action should also be undertaken on floodplain areas which are the other basic structural element. Here however desired goals can be accomplished with very little cost. Using legal powers such as floodplain zoning and channel encroachment lines, floodplain land can be kept free of development. A two-pronged attack should be pursued here. A public relations campaign should be mounted

to gather public interest in the need for floodplain zoning in their community. Secondly, the program to determine channel encroachment lines should be speeded up, particularly in those towns that are lagging in passing floodplain zoning. A limited amount of extra funds for this program would accomplish a great deal.

Other wetlands pose a special problem. In the absence of zoning clauses, land or easement purchase may be necessary where preservation of such areas is deemed essential. Perhaps thought should be given to proposing new zoning legislation prohibiting or limiting development in such areas.

c. Architectural Groupings A further site attraction is the colonial village grouped around a green or occasional urban quarters of Colonial-Federal structures (as Beacon Hill in Boston or College Hill in Providence). The 19th Century growth of industrialism and the 20th Century spread of suburbanization and growth of the Great City have greatly changed the original settlement pattern. Throughout the populated core regions of lower Fairfield, New Haven, and Hartford counties generally only fragmentary traces of the earlier settlement pattern remain. Within the larger centers only occasional structures or groups of structures remain and nowhere do they become the prevailing influence. Some fair-sized towns as Guilford or Madison still retain a substantial "historic atmosphere". A few of the lowland towns also have retained some appeal, especially in the Farmington Valley.

It is generally in the more remote districts, however, that the New England colonial influence is visible. Generally only in the northwest and northeast quadrants of the state and in the smaller villages is this influence strong.

Why here? The factor of isolation is important - their original beauties were not destroyed or altered by later growth. A rough correlation between attractive villages and areas of better soils is visible (the clay ridge soils and the Housatonic limestone soils). In such regions the farms were prosperous and the villages accordingly. A surplus above subsistence was available and was spent on lovely churches and fine homes along the common. In hard-scrabble regions such as the southeast the inland towns are generally lacking in appeal.

A few maritime settlements of colonial character remain, although also found in more remote locations. A few entire villages as Stonington, Noank, and Essex have this flavor, with districts of such towns as Mystic and New London also retaining traces of their past.

Historic District zoning may be the best mechanism for preserving architectural groupings and should be pushed strongly. Here the effort would be mostly public relations and coordinating the myriad of interested local groups. Since "historic district" towns are so often in scenic agricultural landscapes, perhaps this campaign could be used to help raise support for the need to preserve some of Connecticut in active agriculture. Especially in northwestern Connecticut this could be quite successful where many people appear equally

concerned about the preservation of the landscape as well as of the colonial villages.

d. Shoreline Connecticut's shoreline could be a very valuable scenic asset. It has been almost entirely developed in a variety of uses ranging from blighted seasonal shore slums to very tastefully designed homes. Little natural shoreline remains and public holdings are very limited. Shoreline improvement will therefore require either restoration through renewal or piecemeal acquisition of private holdings for public beaches. Both of these approaches will involve small areas, not amenable to discussion within the generalized approach of this study. A forthcoming Connecticut Development Commission study of the shoreline will discuss in detail these complex problems.

One tentative proposal should be considered however. The extreme eastern part of the Connecticut shoreline contains much of the remaining undeveloped shore and the best preserved remnants of Connecticut's seafaring past. Perhaps a Maritime Heritage Area could be established in eastern Groton and Stonington, including the villages of Noank, Mystic, and Stonington. Such an area would contain attractive old seaport villages, several unspoiled salt marshes, and rocky coastal islands and headlands.

e. Agricultural Districts Another significant scenic land type is the agricultural landscape. This landscape has changed greatly in the last 100 years and will continue to do so. Many of the old fields have

reverted to forest with only the ubiquitous stone walls remaining to show their former presence. Many people insist that one of New England's chief scenic assets are such abandoned wall-rimmed fields, ornamented with a few cedar or pine trees. The Agricultural Experiment Station at New Haven has even discussed methods of stabilizing this natural reforestation at a certain state to prevent the growing over of such fields with scrub. (28)

Many people however are concerned with the state of active agriculture in Connecticut and its effect on the scenery. A living landscape obviously has a more vital appeal than a dead one. Agriculture in Connecticut is continuing to fade, as its more marginal land fails to compete successfully. In addition it faces the nation-wide problem of farm over-productivity - less land is needed as per-acre yields rise. Also, crop obsolescence as in the case of binder tobacco accelerates the trend toward land abandonment.

There are two basic agricultural types that really affect land use and scenery. In the Central Lowland on the richest soils in the state are found many prosperous farms with tobacco, truck gardening, and nursery stock raised on the level terrace land and some dairying and orchard-raising on hillier land. Here however urbanization and crop obsolescence are fast ending

(28) Lockwood Conference on the Sub-urban Forest and Ecology (Connecticut Agricultural Experiment Station, Bulletin 652, October, 1962) pp. 92-6

est controversy because here, more than with any other land type will come a clash between aesthetic and commercial viewpoints. Much agricultural land is also suitable for some kind of development and attempts to preserve agricultural vistas may be very expensive.

We have seen that much of the appeal of the Connecticut countryside lies in its agriculture. Many feel that at least some of this rural landscape must be preserved. What factors encourage the survival of farming in Connecticut? These include:

1. Connecticut's agriculture is specialized and efficient and serves the large nearby urban markets (giving it a commercial advantage over more remote agricultural areas.)

2. Many of the main agricultural areas are situated away from the urban centers and the immediate danger of suburbanization.

3. Some of the agricultural districts, especially the floodplains and some of the clay ridges, are either unsuitable or somewhat limited in their capability for development purposes.

4. Especially in Western Connecticut, there are many wealthy, influential landowners concerned with the preservation of Connecticut's aesthetic values. (These are the same type of people who have successfully sparked the "Council for the Preservation of Rural England.")

On the other hand what factors

adversely effect the future of agriculture in Connecticut? These factors include:

1. Much of Connecticut's agricultural land is marginal in comparison with other states.

2. Many of the farm units are smaller and less amenable to mechanized farming than similar units elsewhere.

3. With rising per-acre yields causing an embarrassing national food surplus, there is a lessening need for agricultural land.

4. Crop obsolescence as in the case of binder tobacco.

5. Urban sprawl causing: (a) inflated land values and conversion of agricultural land to development or, more often, to disuse awaiting possible development and (b) skyrocketing property taxes forcing farmers out of business.

There are many handicaps facing agriculture in Connecticut. These mean that we must expect a continuation of certain trends. The number of farm units and farm acreage will continue to decline due to weakened competitive position and crop obsolescence. Urban sprawl will further erode the agricultural base, especially around the urban centers. In particular we should expect the near extinction of agriculture in the Central Lowland.

On the other hand, we should utilize the factors encouraging agriculture. The many efficient producers will find a way to stay in business. The other favorable factors however are the most significant. It seems that agriculture has the best chance of

survival where there is a relative lack of competition from more intensive land uses. This lack of competition can be found in sites (as floodplains) that are limited as building sites, where isolation provides protection, or where people own land for non-commercial reasons.

Where are such favorable factors found? Floodplain agriculture in Connecticut is generally limited in extent. Fortunately it is concentrated largely in the Central Lowland where the future of agriculture is otherwise bleak.

Relative isolation is found largely in the Western and Eastern Highlands. Here the two clay-ridge dairy belts and the Upper Housatonic limestone belt are located, remote from immediate danger of large-scale urbanization.

The human factor also needs to be considered. The "gentleman farmer" set, found throughout the Litchfield Hills, could play an important role. These people are concerned mainly with landscape preservation, not with possible land profits. Their interests could coincide to a degree with the public interest.

It is very possible that with tax adjustments, in line with the lower value of land on which easements have been given or sold, that many of these people would be happy to cooperate. It is likewise very possible that easements could in many cases be obtained as gifts or for a nominal amount. (29)

(29) Lockwood Conference on the Sub-urban Forest and Ecology, op. cit., p. 34

In the Eastern Uplands this "gentleman farmer" type does not exist. Here farming is a business and often not a very profitable one. Many of these farmers are true New Englanders - independent and mistrustful of public controls. As a result, zoning has not been accepted in many towns and few controls on potential growth exist.

The financial factor is also important. These farmers are acutely aware of the heightened value of land and understandably want an opportunity to get their share of the inflated land values. Indeed, the occasional sale of house lots is a handy way to supplement a sometimes marginal income from farming.

Nevertheless it would be a mistake to over-rate the financial motivation. Many of these farmers have strong attachments to their farms and communities, where their families have lived for generations. Many of them therefore wish to see the status quo maintained. (Many farmers also have come to realize that suburbanization and accompanying population growth mean increased taxes that often become intolerable for the native farm population). It is probably also true that for many of these people farming is still a way of life and not just a business. These latent feelings should be aroused and channelled through effective public relations to back a campaign to preserve agricultural landscapes.

What methods of landscape preservation should be used? The most promising approach appears to be tax deferral. This method could appeal to all types of farmers within the state. Development easement purchase is generally only successful in areas remote from urban areas where speculation has

not inflated land values. Perhaps no part of Connecticut is sufficiently remote to have escaped this phenomenon. At any rate it should be tried, especially in the Litchfield Hills where many of the landowners are favorably disposed toward landscape preservation.

What specific areas to preserve? This of course depends on the importance given to this campaign. First priority should be given to selected sites along state roads or, more extensively, where beautiful agricultural vistas are found.

A limited amount of developed land along the main roads can blight an entire region and give the im-

pression that the entire region has been developed. Likewise a limited amount of agricultural landscape along main roads may convey the impression that the region is agricultural. The same per cent of developed land, built elsewhere in less visible sites and preferably in a more clustered form, could still be accommodated easily.

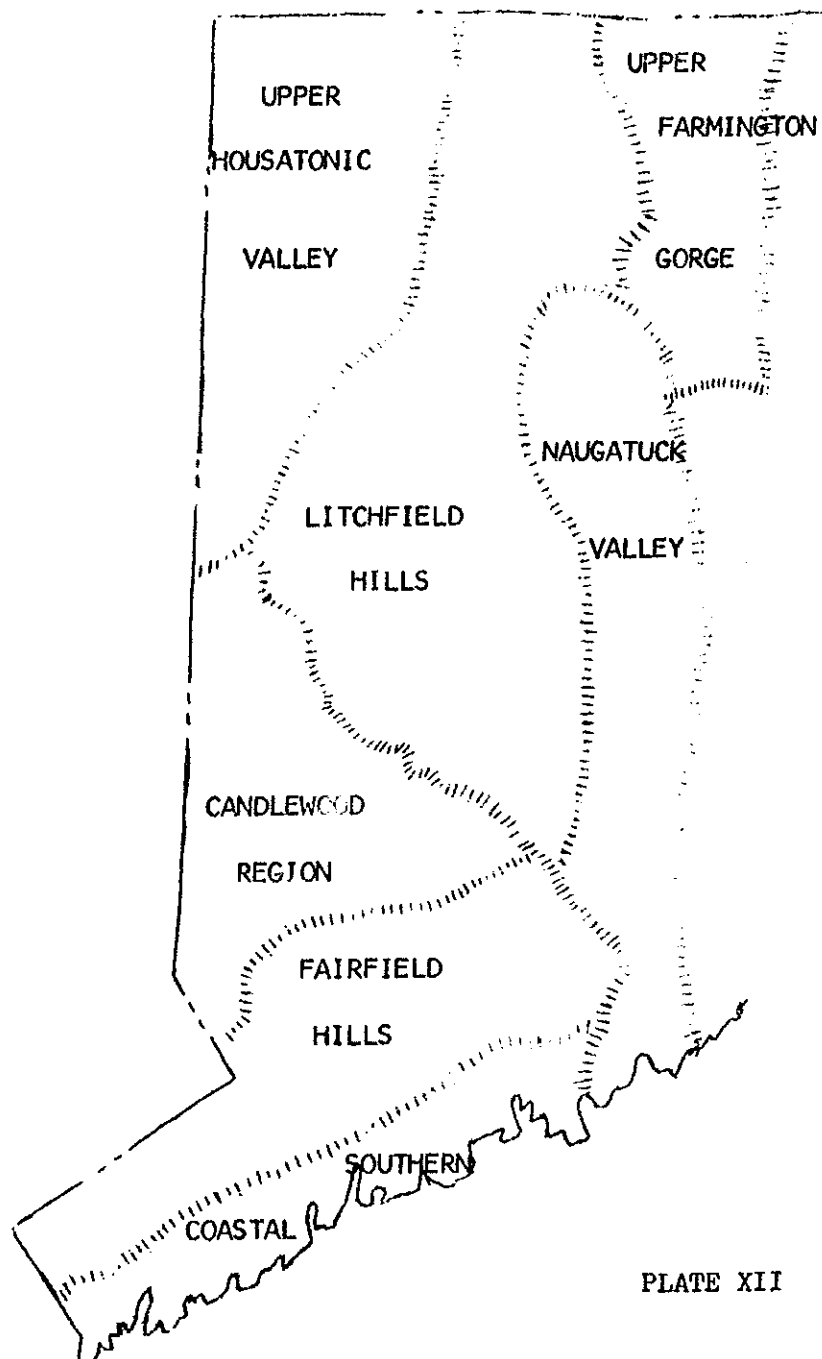
Professor Tunnard of Yale suggested linking strings of attractive towns, perhaps with official "tourist routes" as in Massachusetts. With effective historic district zoning to preserve these village centers and easement purchase at least along the main roads between these towns, an appearance of native landscape could be preserved. (Presumably development on the back roads would either not be visible or would not be so likely to occur.)

PART III: SPECIFIC REGIONAL ANALYSIS

In this section the individual scenic areas are analyzed in depth to discover their particular physical

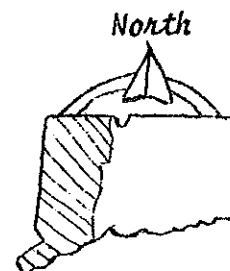
and cultural character and to evaluate the regional assets and liabilities that make up their scenic character.

WESTERN HIGHLANDS SCENIC AREAS



The Western Highlands are a block of old rock sloping south and east from an altitude of over 2000 feet in Northwestern Connecticut to sealevel.

It has been deeply incised with many rivers giving much local relief. Despite this erosion however it is basically a rolling upland dotted with dairy farms and colonial villages. Urban growth is generally concentrated in the south and increasingly along the coast. Its subsections include:



Scale 1 inch = 5 miles

PLATE XII

UPPER HOUSATONIC VALLEY SCENIC AREA

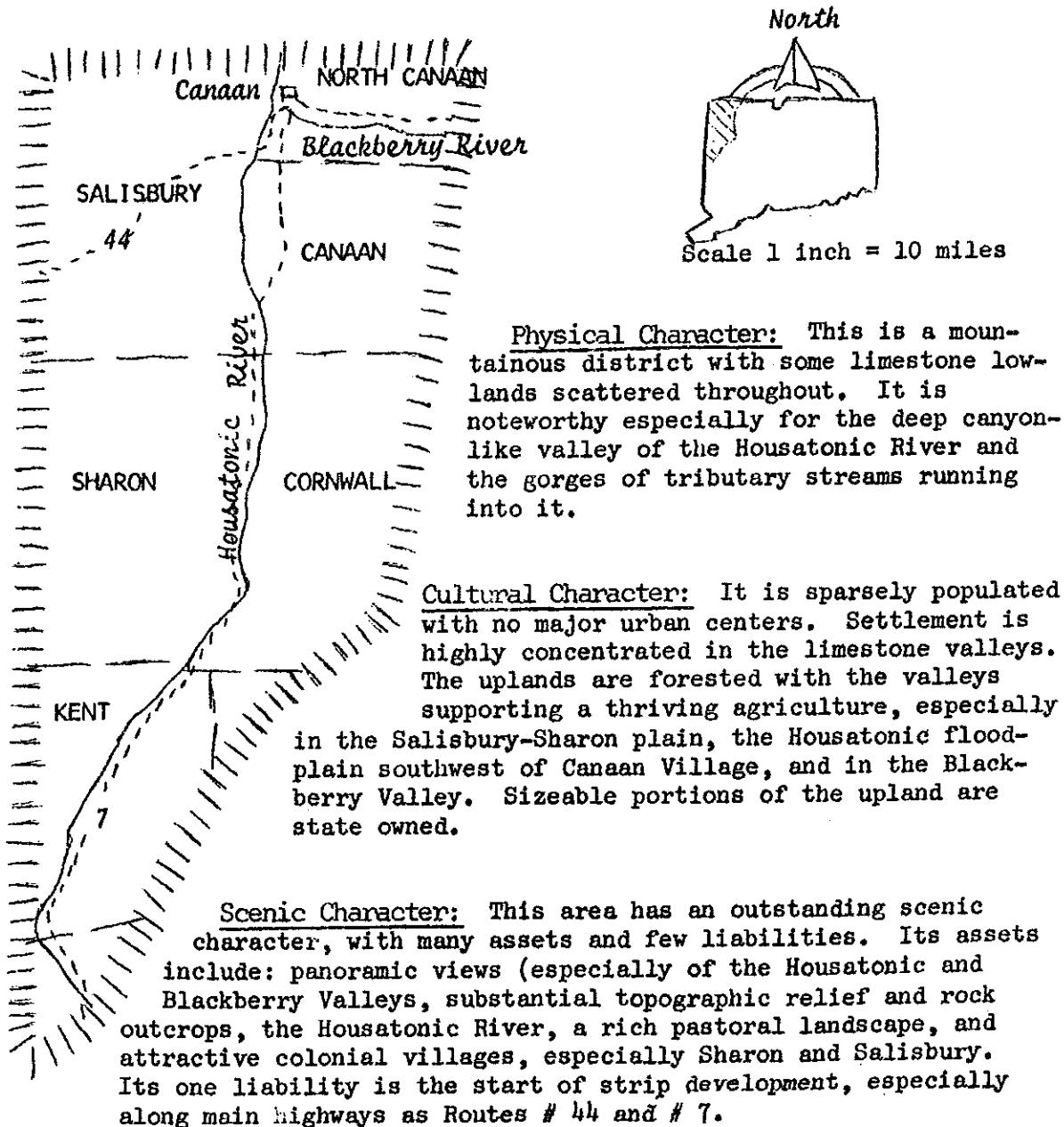
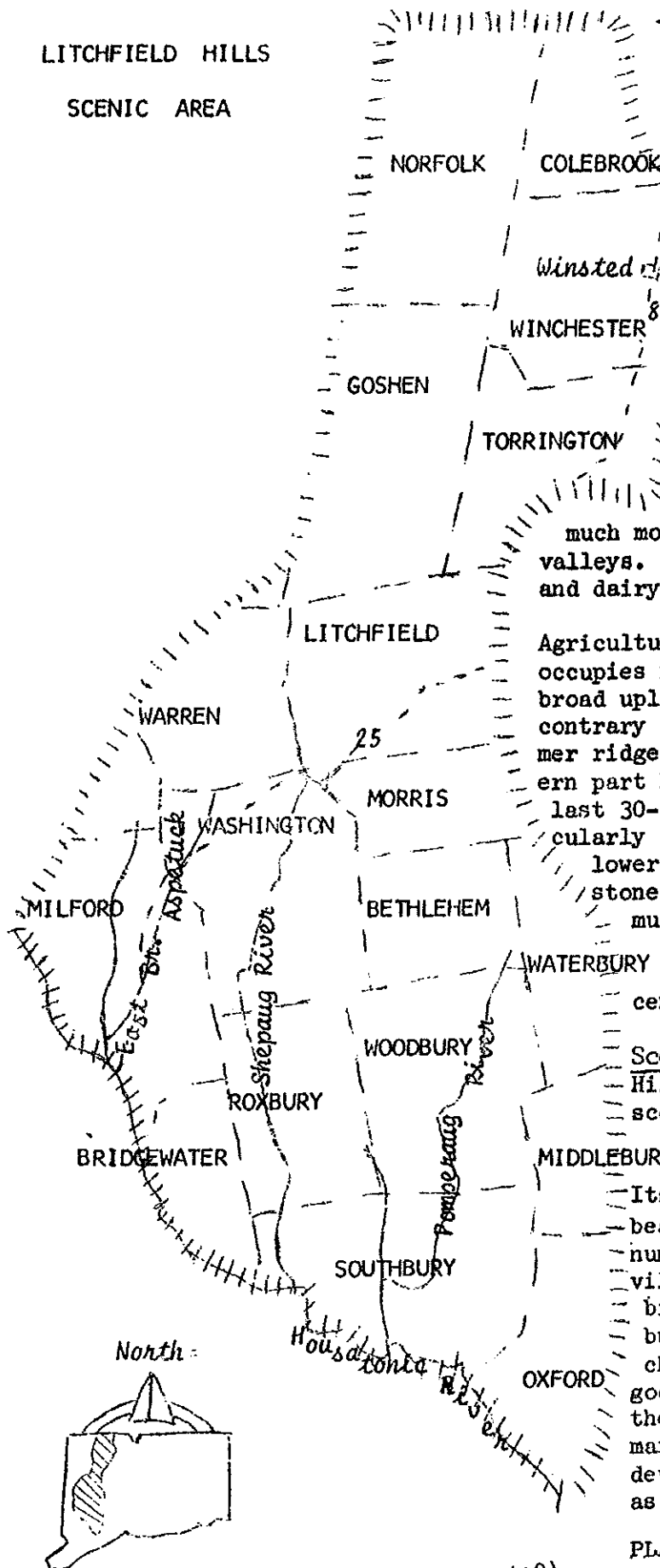


PLATE XIII

LITCHFIELD HILLS
SCENIC AREA



Physical Character: This area is basically a high rolling plateau, deeply dissected in its southern parts by the Aspetuck, Shepaug, and Pomperaug Rivers.

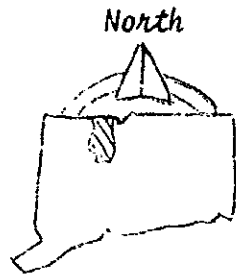
Cultural Character: A quite evenly distributed population blankets the region. Winsted (Winchester) and New Milford, both at the margins of the region, rank as the only urban centers. Settlement is largely concentrated on the broad upland ridges, although to the south much more settlement is found in the valleys. This is a land of hill towns and dairy farms.

Agriculture, particularly dairying, occupies much land particularly on the broad upland ridges. The valleys on the contrary are largely wooded. (Much former ridge farmland in the extreme northern part has reverted to forest in the last 30-40 years). To the south particularly in the limestone basin of the lower Aspetuck River and in the sandstone basin of the Pomperaug River, much valley land is also cultivated. A number of large water company holdings occur in the north central part of the region.

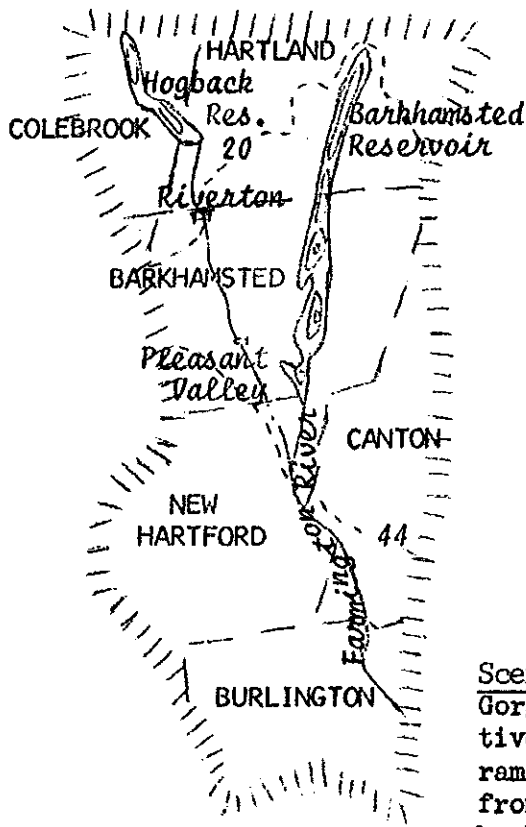
Scenic Character: The Litchfield Hills also have a beautiful scenic character and is perhaps the most typically "New England" part of Connecticut. Its numerous assets include: a beautiful pastoral landscape, numerous fine examples of colonial villages (especially Norfolk, Colebrook, Litchfield, Woodbury, Roxbury and Washington), the rolling character of the land, numerous good vistas, many small rivers and the lower Housatonic River. Its main liability is occasional strip development along main highways as Routes # 25 and # 8.

PLATE XIV.

UPPER FARMINGTON GORGE SCENIC AREA



Scale 1 inch = 10 miles



Physical Character: This is a rough, forested region at the northeastern edge of the Western Highlands. It has been deeply dissected by the West and East Branches of the Farmington River.

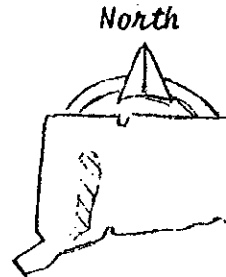
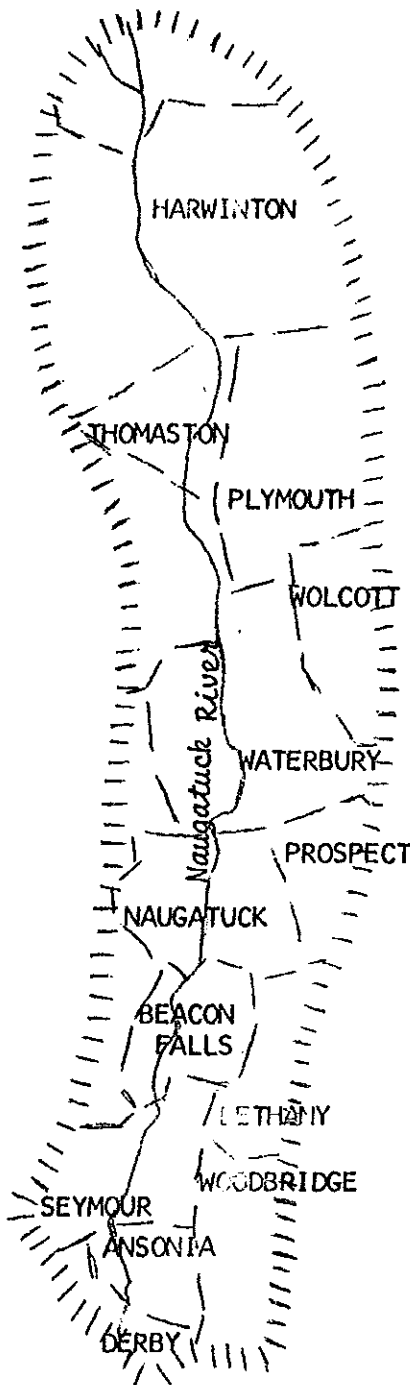
Cultural Character: It is sparsely populated with no urban center. Settlement generally is in the valleys although some upland agricultural settlement exists. Almost entirely forested with scattered agriculture. Much of the region is either state forest or water company holdings.

Scenic Character: The Upper Farmington Gorge Region is another scenically attractive district. Its assets include: panoramic views (as of Barkhamsted Reservoir from Rt. # 20), deep gorges along both banks of the Farmington River, rushing mountain rivers (as along the Riverton-

Pleasant Valley Road), several picturesque riverside villages (Riverton, Pleasant Valley), and several large reservoirs (Barkhamsted and Hogback). Strip development again is the main potential problem especially along Route # 44.

PLATE XV

NAUGATUCK VALLEY SCENIC AREA



Scale 1 inch = 10 miles

Physical Character: A deep gorge carved into the Western Highlands. There is very little level land.

Cultural Character: A dense population is concentrated in industrial towns and cities along the Naugatuck River. Very little agricultural land use except on the upland margins of the region. Most of the area is either heavily urbanized or forest. Substantial state and water company holdings occur between the urban centers.

SCENIC CHARACTER: The Naugatuck Valley presents a contrast between its potential and actual scenic character. The natural setting is very attractive, dominated by the Naugatuck River and its gorge. Man has seriously disfigured the landscape however. Some of these liabilities are: the shabby, obsolete, run-down appearance of the industrial centers, very serious pollution in the rivers, nondescript strip development along the highways, and some unattractive cottage colonies along the lower Housatonic.

PLATE XVI

CANDLEWOOD SCENIC AREA

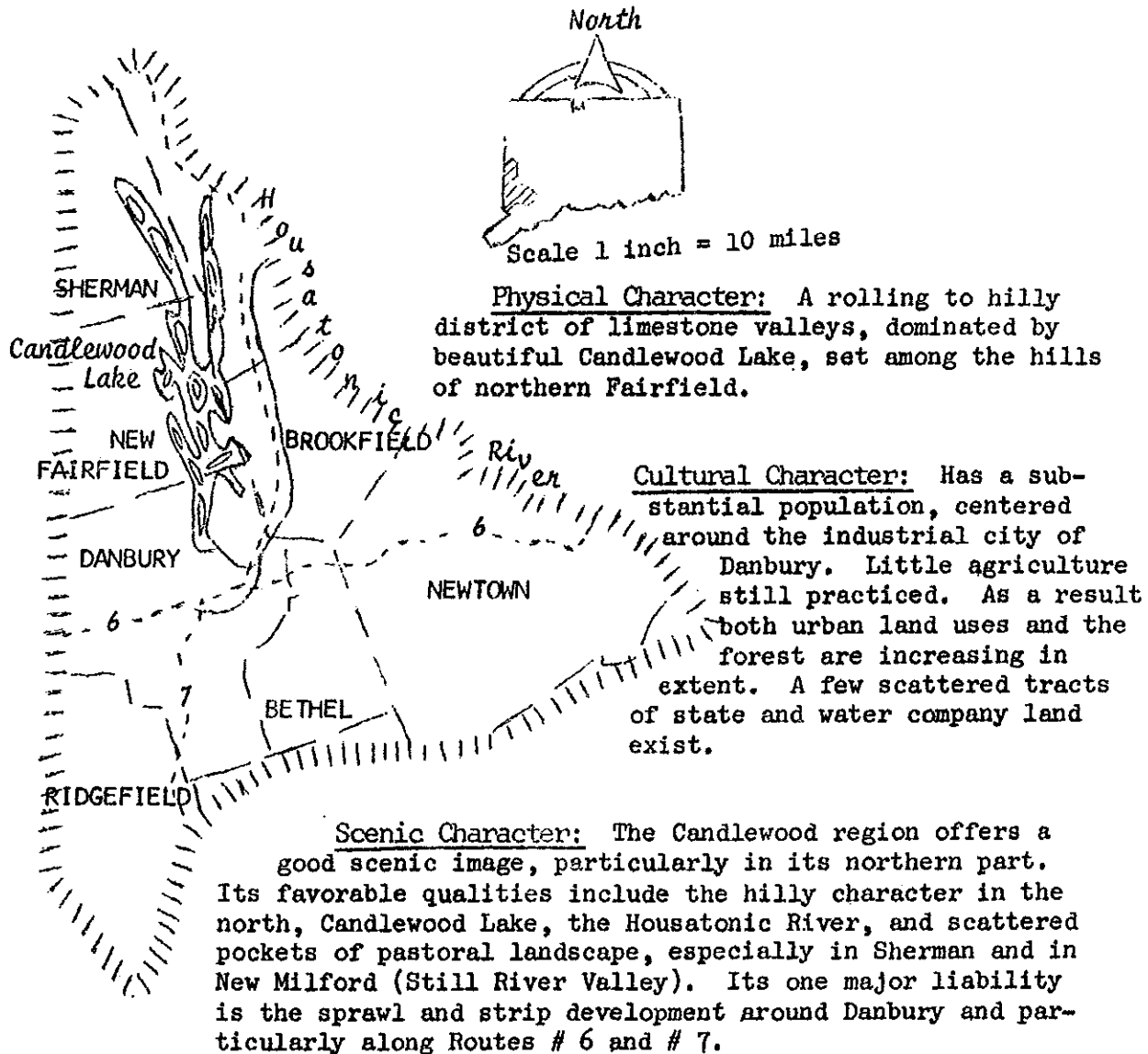
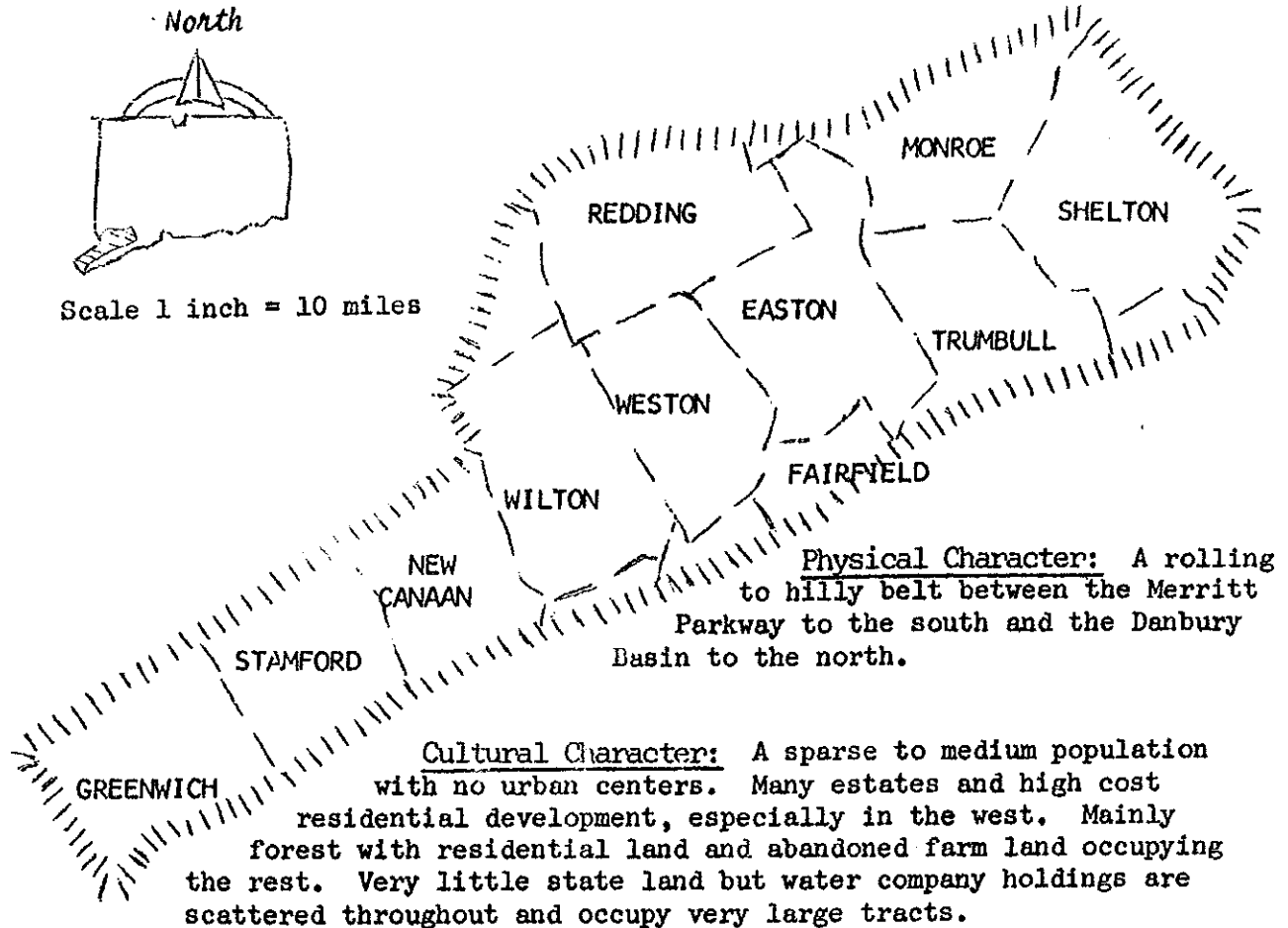


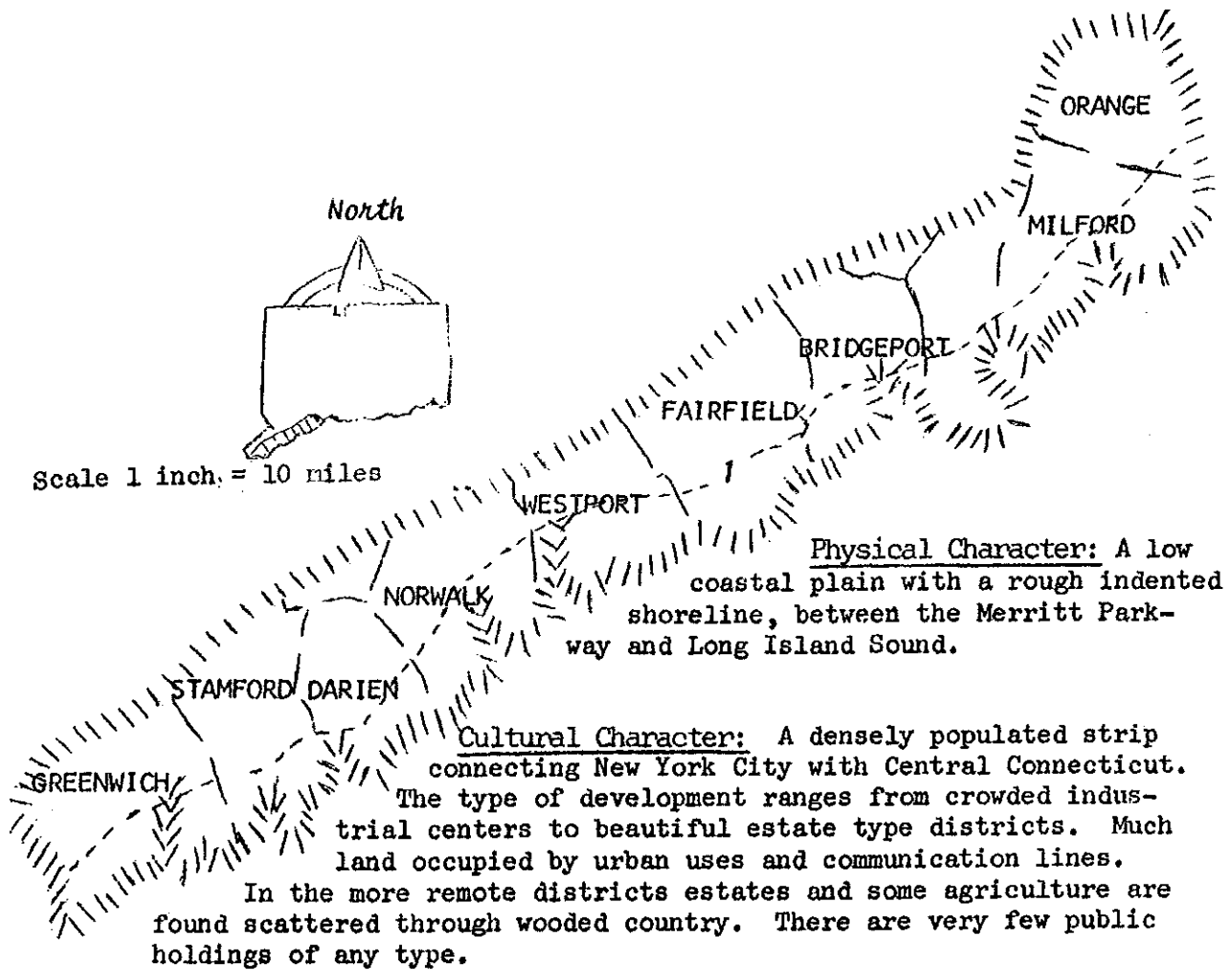
PLATE XVII

FAIRFIELD HILLS SCENIC AREA



Scenic Character: The Fairfield Hills have an attractive scenic character, derived as much from the man-made or cultural influence as from the natural landscape. Its attractive attributes are its rolling, wooded landscape, estate and/or high quality residential development, numerous reservoirs, and several attractive villages. Its liabilities are non-descript and strip development on its eastern and southern fringes.

SOUTHERN COASTAL SCENIC AREA



Scenic Character: With its rapid growth overwhelming its former charm this district has only a mediocre scenic character. Its assets are primarily the shoreline, some estate districts, and scattered groupings of attractive colonial structures. Its liabilities include urbanized sprawl and strip development along Route # 1, deterioration and obsolescence in the larger industrial centers, and communication lines cutting swathes through cities and country alike.

PLATE XIX

PLATE 19

CENTRAL LOWLANDS SCENIC AREAS

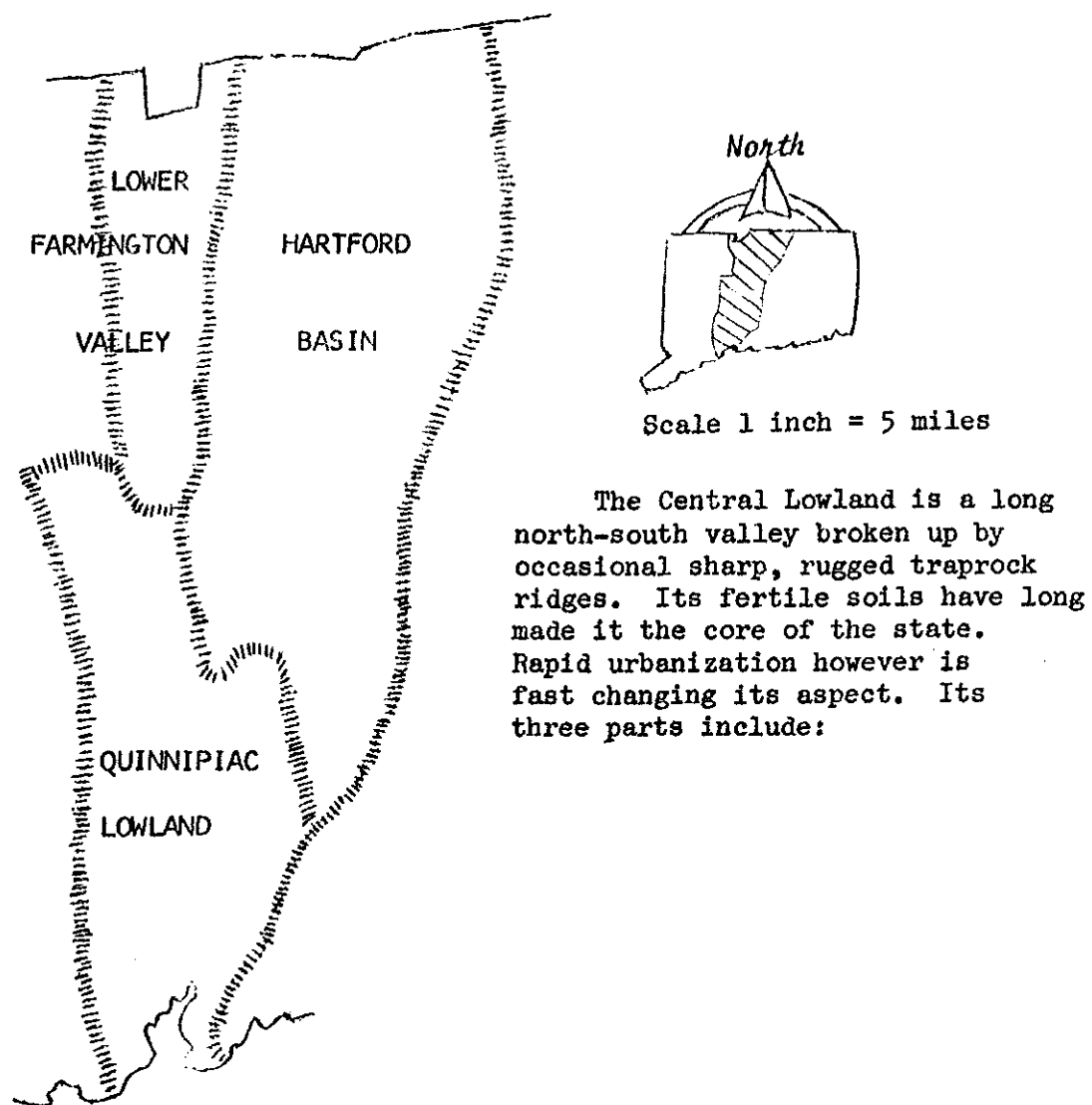
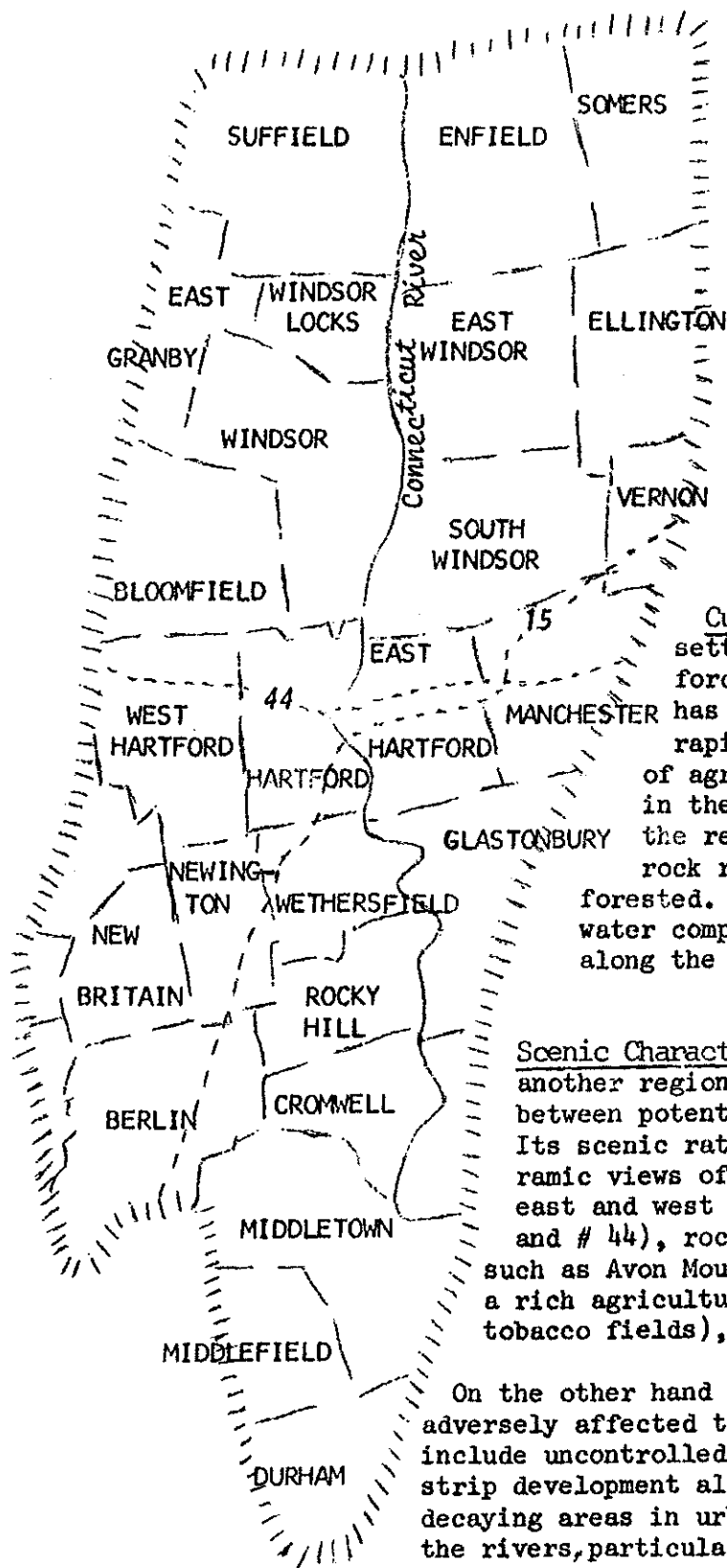
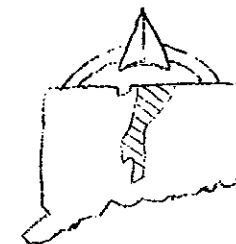


PLATE XX

HARTFORD BASIN SCENIC AREA



North



Scale 1 inch = 10 miles

Physical Character: A large level to undulating basin interrupted by occasional high, rough traprock ridges, generally running in a north-south direction.

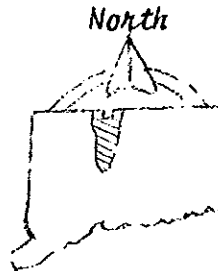
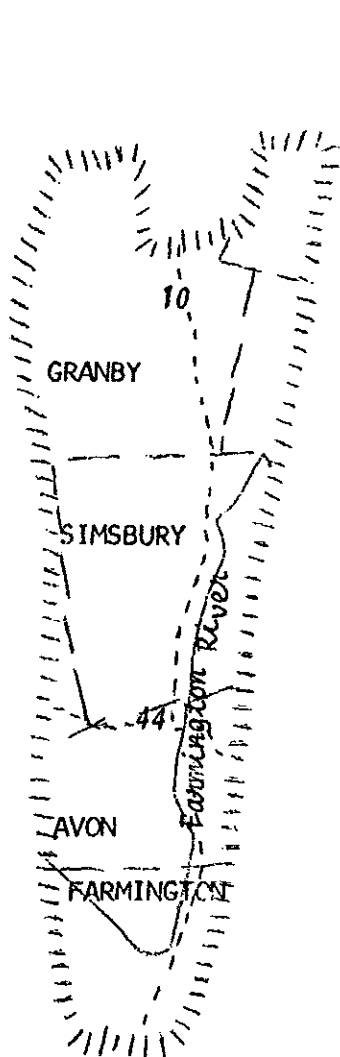
Cultural Character: A densely settled region, centered on Hartford. Much of the lowland proper has been urbanized. Despite very rapid growth, a sizeable amount of agriculture remains, especially in the northern and southern ends of the region. In contrast the traprock ridges are almost completely forested. There are a few state and water company holdings found generally along the east and west rims of the region.

Scenic Character: The Hartford Basin is another region with a great contrast between potential and actual scenic character. Its scenic rating is high, including panoramic views of the Connecticut Valley (from east and west of Hartford on Routes # 15 and # 44), rocky forested traprock ridges such as Avon Mountain, the Connecticut River, a rich agricultural landscape (especially the tobacco fields), and the Hartford skyline.

On the other hand much of the urban growth has adversely affected the landscape. Major problems include uncontrolled urban sprawl, uncontrolled strip development along main highways, run-down decaying areas in urban centers, and pollution on the rivers, particularly in the Connecticut River.

PLATE XXI

LOWER FARMINGTON VALLEY SCENIC AREA



Scale 1 inch = 10 miles

Physical Character: A level to undulating valley rimmed by uplands both to the east and west.

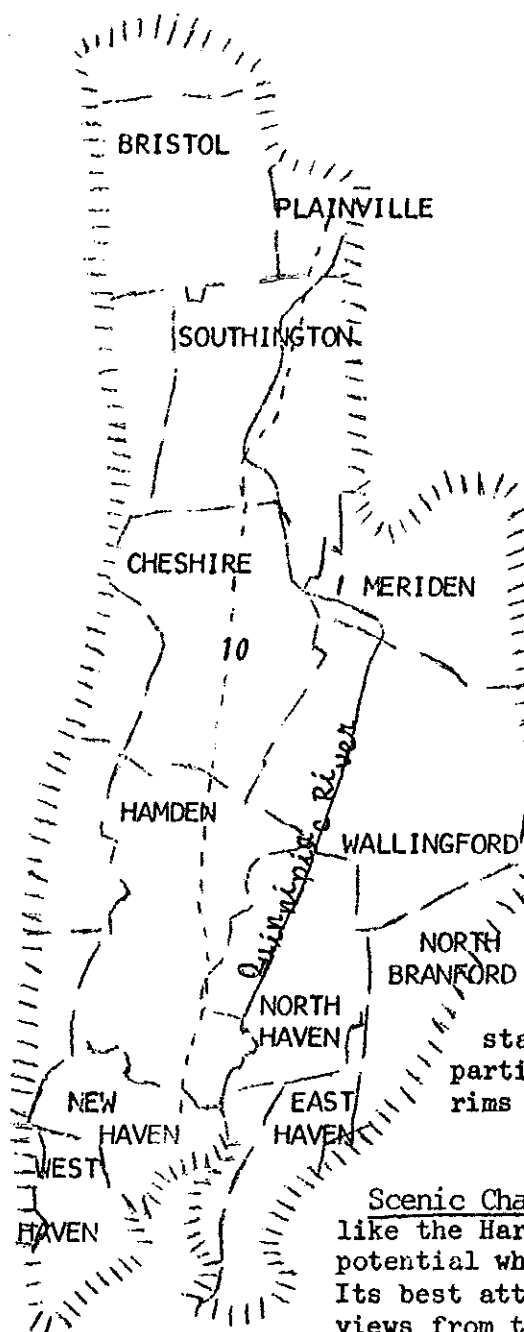
Cultural Character: A land of quiet residential towns and villages. A pastoral valley framed by forested hills (although the western half of the valley bottom proper is a sandy outwash plain with scrubby forest and scattered suburban development). Several substantial publicly owned tracts occur primarily on the east and west rims of the valley.

Scenic Character: The Lower Farmington Valley has an attractive scenic character which it has preserved quite successfully despite its proximity to Metropolitan Hartford. It has many assets including panoramic views of the valley framed by uplands, the Farmington River, attractive colonial villages, and the pastoral landscape along the Farmington River. It has several liabilities however, including some

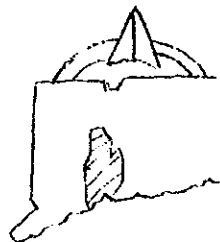
strip development along Routes # 44 and # 10, the rather drab appearance of the sandy plain forming the western half of the valley, and some unattractive commercial development in village centers.

PLATE XXII

QUINNIPIAC LOWLAND SCENIC AREA



North



Scale 1 inch = 10 miles

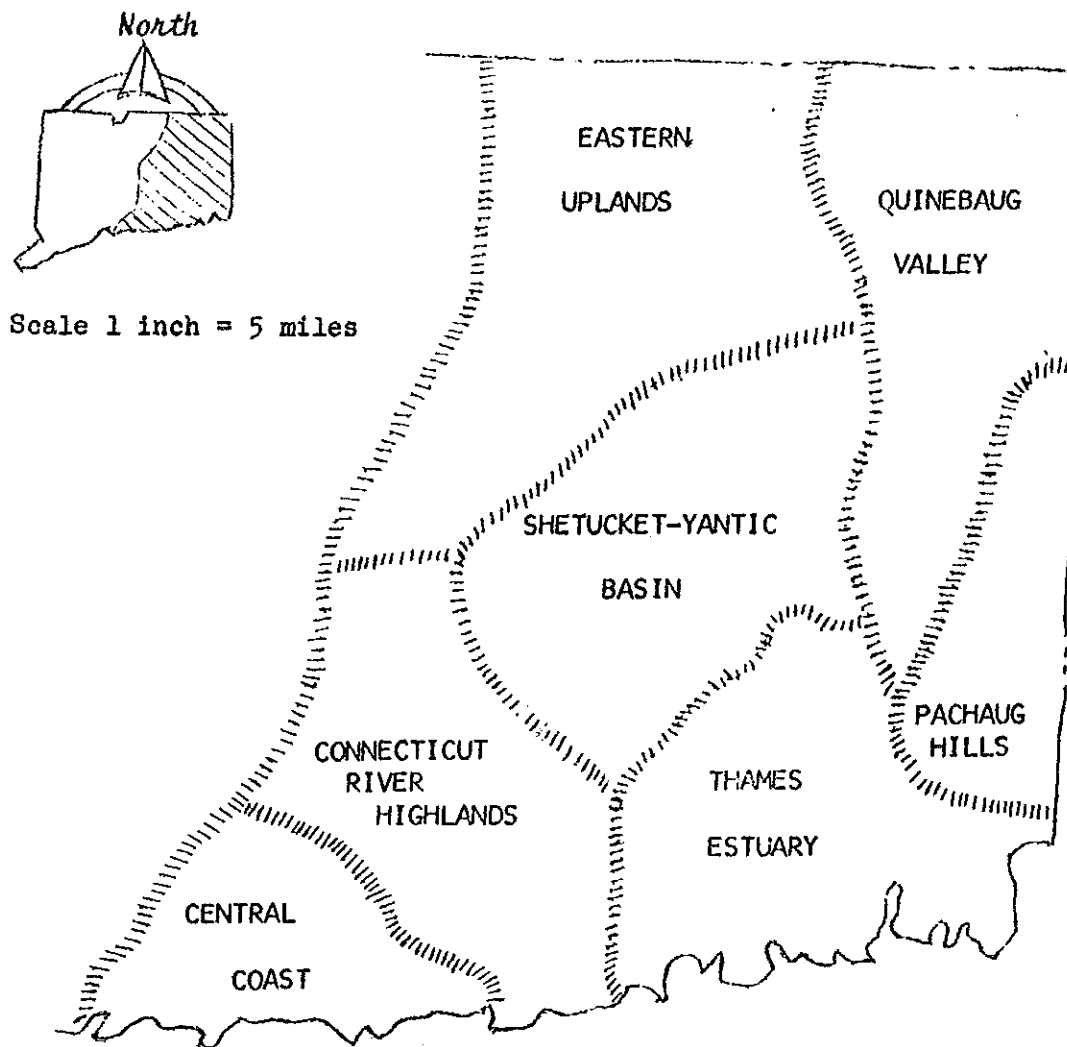
Physical Character: The flat valley of the Quinnipiac River, surrounded by traprock ridges on the north and east and by the Western Highland on the west.

Cultural Character: A densely populated valley with a string of industrial cities culminating in New Haven at the mouth of the Quinnipiac. Much of the valley has been urbanized. Some agriculture remains, especially in the more remote districts. The surrounding highlands are forested. There are a number of substantial state and water company holdings, particularly on the east and west rims of the basin.

Scenic Character: The Quinnipiac Lowland like the Hartford Basin, has a great scenic potential which has been marred somewhat. Its best attributes include the panoramic views from the traprock ridges (such as West Rock, West Peak), the rocky wooded traprock ridges, occasional agricultural landscapes, and some urban architectural groupings (such as the Yale University - New Haven Common complex). It has a number of very serious problems however, including the run-down, shabby environment of many of the urban centers, uncontrolled, ugly strip development along main highways as Route # 10, and the prevailing urban sprawl in general.

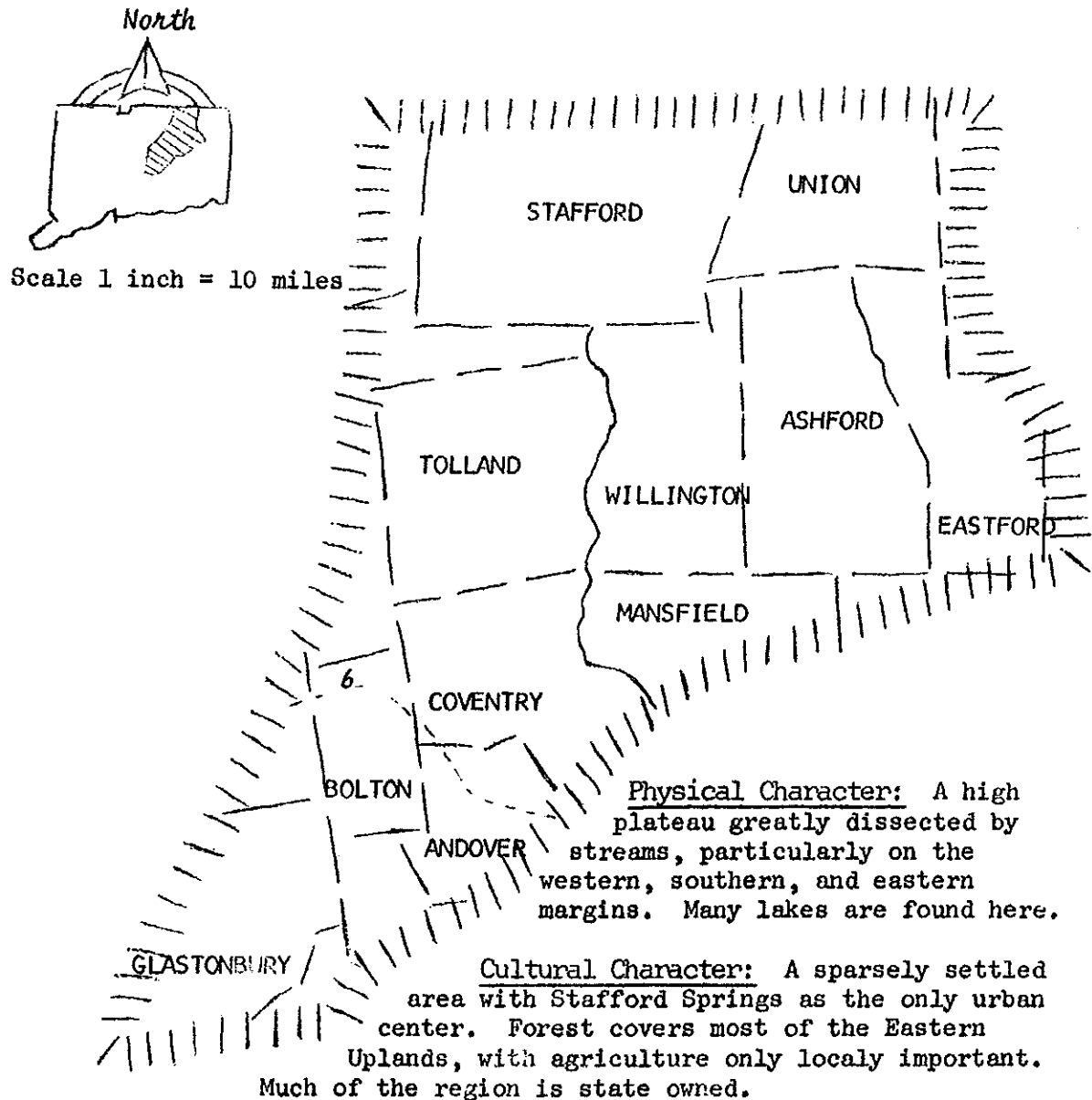
PLATE XXIII

EASTERN HIGHLANDS SCENIC AREAS



The Eastern Highlands are a lower, less rugged version of the Western Highlands. It slopes from over 1000 feet in the north and northwest south and eastwards to sea level. Stream erosion has given it some local relief in the higher north and western sections although its general character is that of a gently rolling, even monotonous upland. The Eastern Highlands are heavily forested with little urban development except along the coast. Some agriculture is found on pockets of better soil. It is divided into the following subsections.

EASTERN UPLANDS SCENIC AREA



Scenic Character: The Eastern Highlands have a good scenic character. The main assets are: a number of deep valleys, numerous rivers and lakes, hill villages, and occasional agricultural vistas (typical rough, stony New England hill pastures). Detracting qualities include the monotonous character of much of the upland surface, incipient strip development (along Route # 6), and the frequent dilapidated appearance of buildings both in villages and in the country.

CONNECTICUT RIVER HIGHLANDS SCENIC AREA

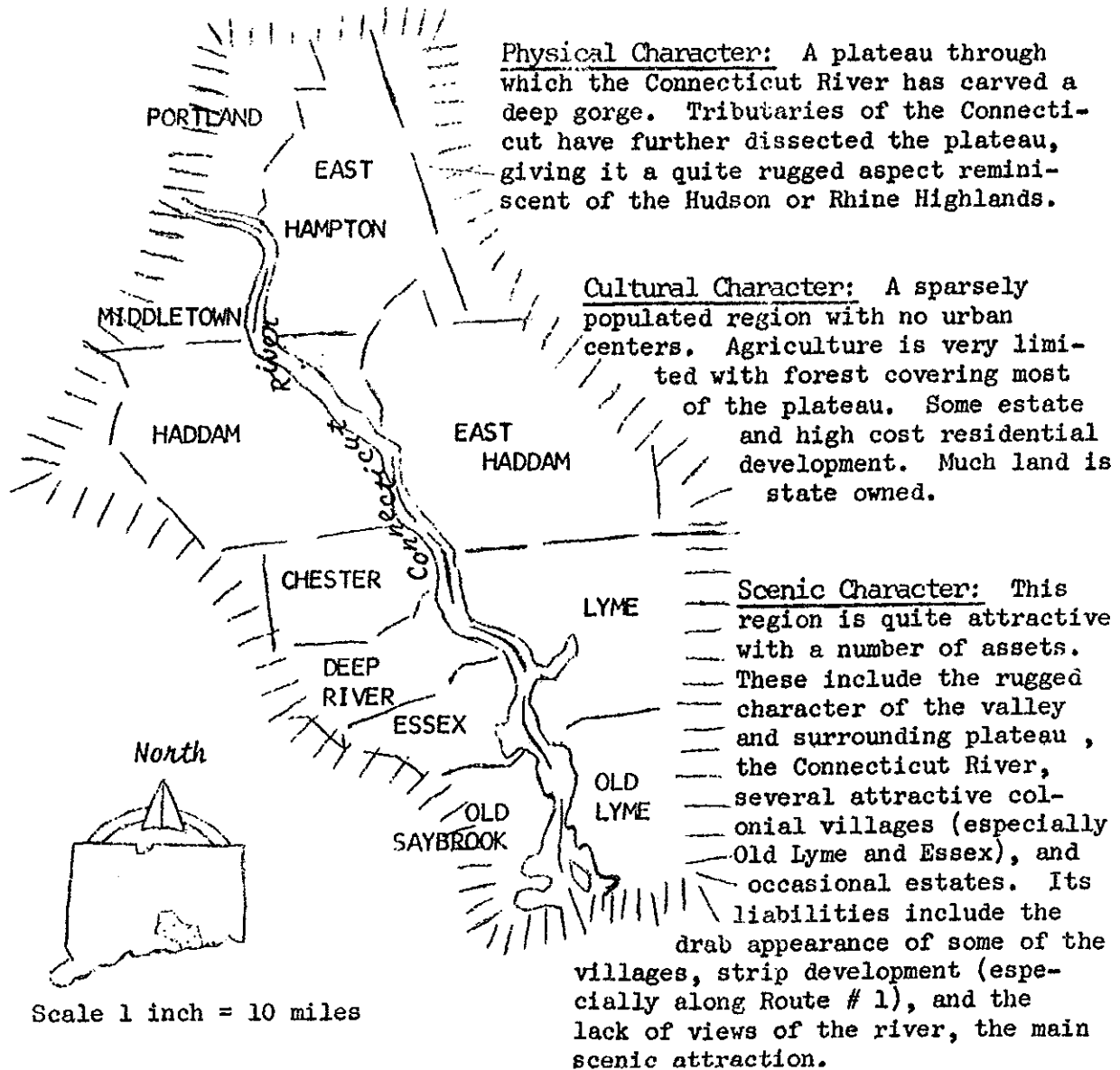
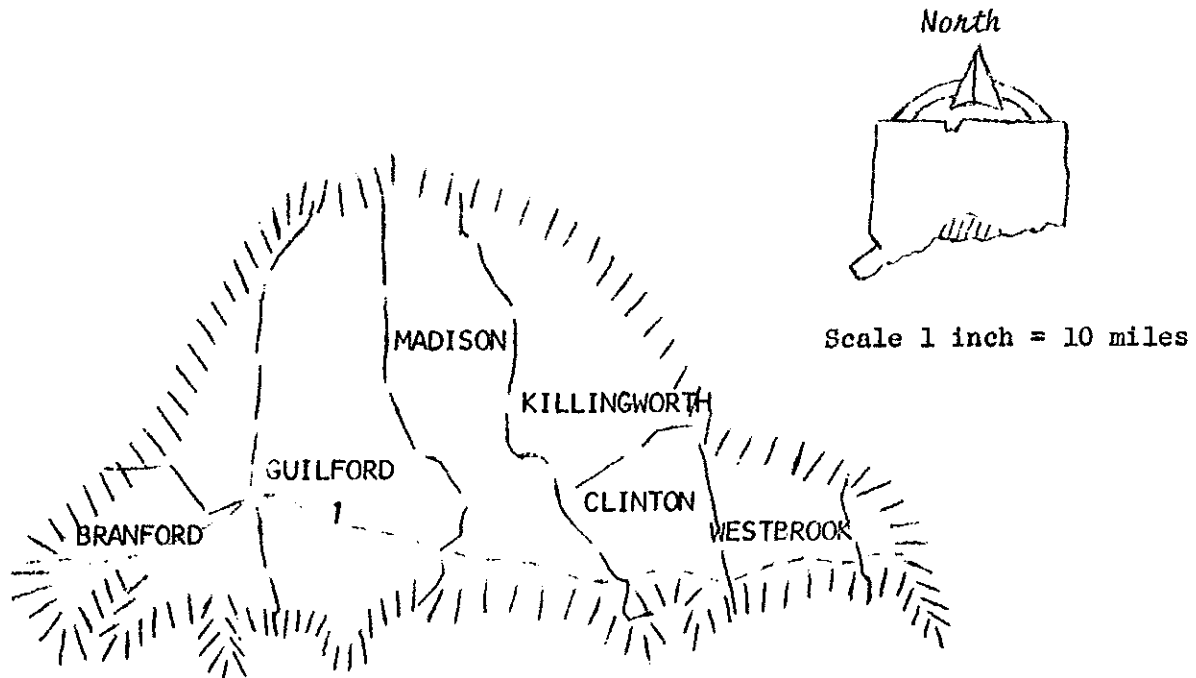


PLATE XXVI

CENTRAL COASTAL SCENIC AREA

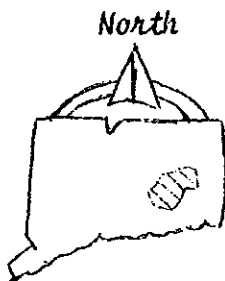
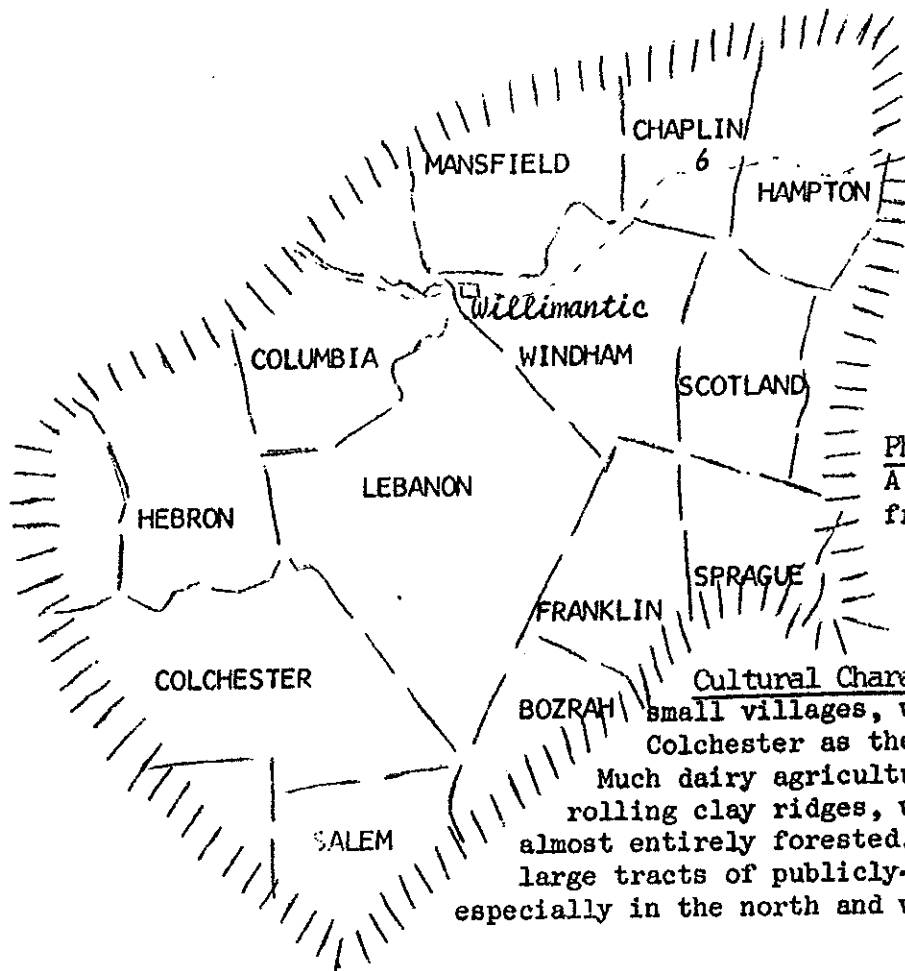


Physical Character: A coastal strip running north from a sandy shoreline to rough hill country.

Cultural Character: A lightly populated region of small towns, now experiencing a sizeable growth. There is extensive seasonal beach development along the coast. Forest covers most of the region, with scattered farms here and there. There are extensive state and water company holdings.

Scenic Character: This region, although lacking large scale scenic attractions, still offers a pleasant landscape. Its assets include a number of beaches (especially Hammonasset Beach), forested hill country in the west and north-west, reservoirs in the northwest, a number of small rivers, colonial districts within some of the coastal villages (Guilford, Madison), and occasional pleasant agricultural landscapes. Negative features of this region are the poor quality of some of the shoreline development, the rather drab appearance of much of the interior, strip development (along Route # 1), and the unattractive appearance of some towns.

SHETUCKET-YANTIC BASIN SCENIC AREA



Scale 1 inch = 10 miles

Scenic Character: This gentle pastoral region has a very attractive scenic character, due particularly to its many beautiful colonial villages. Other assets include many pleasant agricultural vistas and a number of small rivers. Liabilities include the structural obsolescence of the center of Willimantic, strip development along Route # 6, and pollution in the rivers.

PLATE XXVIII

QUINEBAUG VALLEY SCENIC AREA

"Textile Valley"

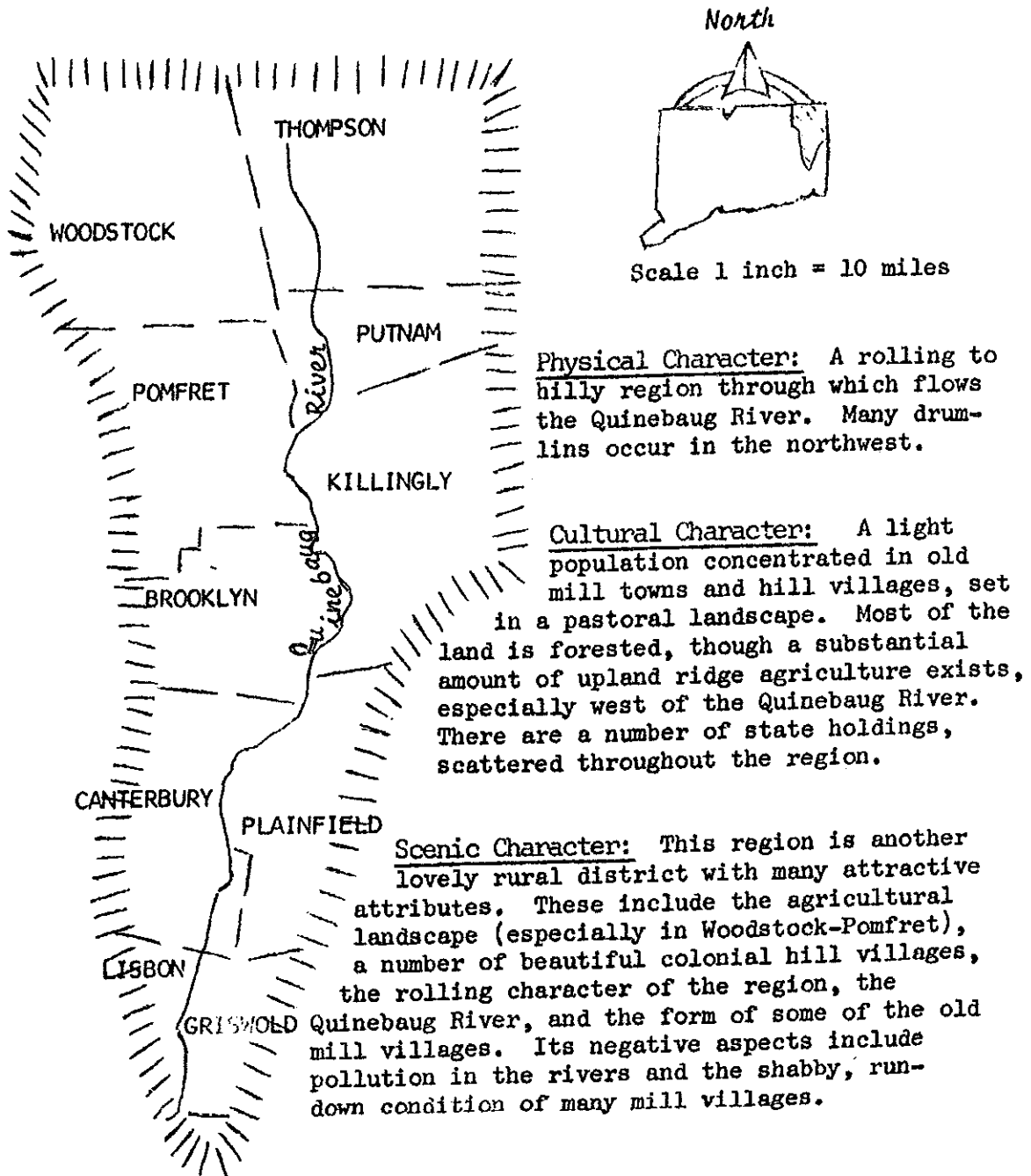
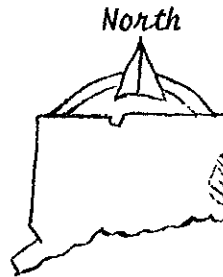
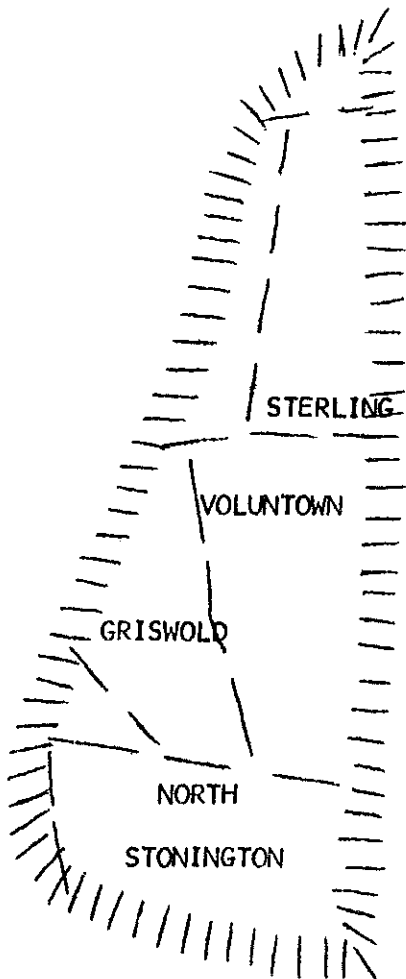


PLATE XXIX

PACHAUG HILLS SCENIC AREA



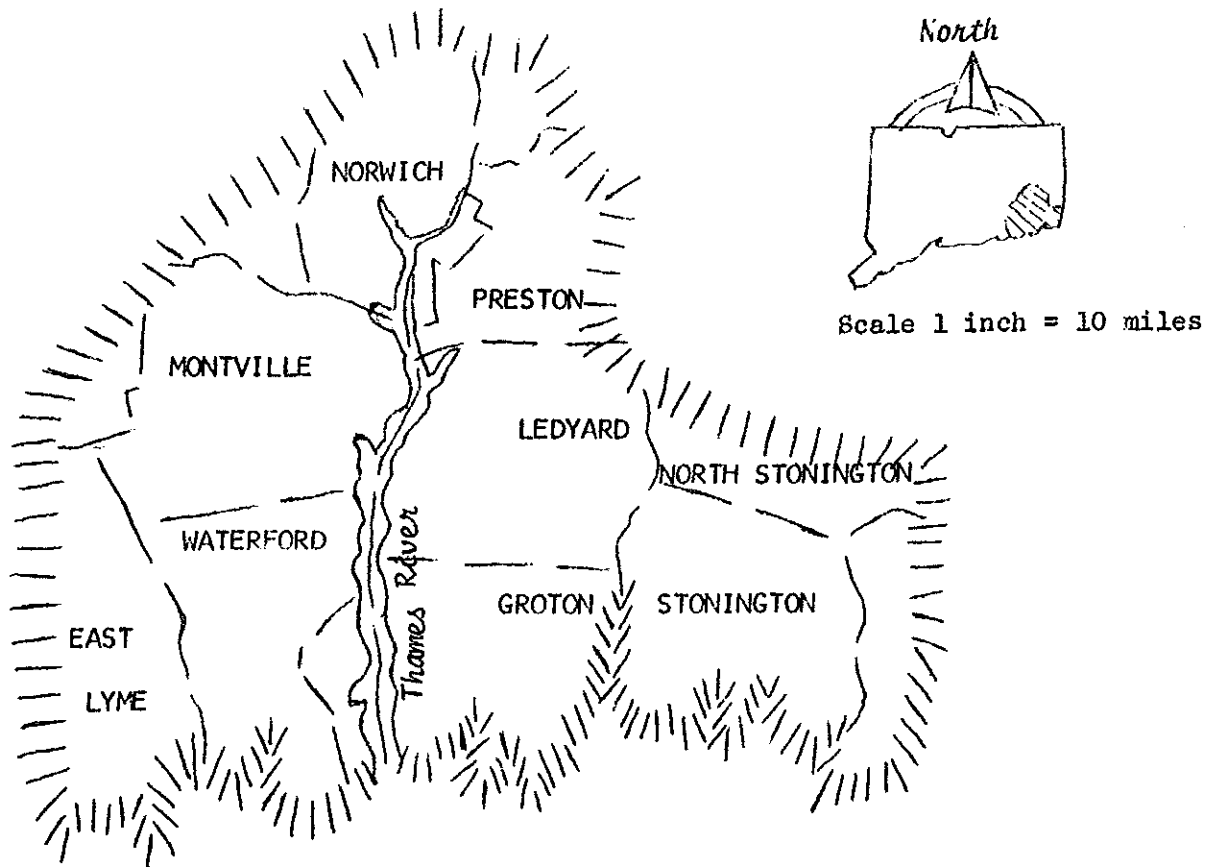
Scale 1 inch = 10 miles

Physical Character: A rather featureless plateau, dissected on its western and southern margins.

Cultural Character: Very sparse population. Unbroken stretches of forest cover nearly the entire region, interrupted only by scattered tracts of agriculture. Very much of the land is state owned.

Scenic Character: This eastern-most region of Connecticut has a wild unkempt appearance more typical of parts of northern New England. Its scenic assets are its forested character and several lakes and streams. Liabilities include the rather drab, monotonous character of the upland and the unattractive appearance of some of the villages.

THAMES ESTUARY SCENIC AREA



Physical Character: A low rolling region centered on the fiord-like Thames Estuary. Also noted for its rough, indented shoreline.

Cultural Character: A thriving industrial and nautical region focusing on the estuary between New London and Norwich. Much of the land along the estuary has been urbanized. The sparsely settled interior is generally hilly, forested land with scattered agriculture. The coast has a sizeable summer tourist development and retains some of its former seafaring flavor. There are a number of state and water company holdings, both in the interior and along the shore and estuary.

Scenic Character: The Thames Estuary region is a district with a great natural scenic potential, much of which has been adversely affected by low quality development. Its desirable qualities include the fiord-like character of the estuary, the rough indented shoreline, the many salt marshes, and the historic and maritime flavor of some of the coastal villages such as Stonington and Mystic. On the other hand it has many undesirable characteristics including run-down urban areas, uncontrolled mixing of land use (particularly in the New London-Groton area), uncontrolled sprawling growth between New London and Norwich, the drab appearance of many of the villages, and the often monotonous character of the interior.

APPENDIX

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APPENDIX A: AVAILABLE STATE LEGISLATION

What specifically can be done, within existing laws, to control growth? There are many legislative tools available to the municipality for controlling growth and shaping their environment. Connecticut as a progressive state has seen the need for action in many issues and has wisely passed many specific pieces of enabling legislation allowing its municipalities the power of control.

Selected excerpts from such legislation include: *

1. Municipal Planning Commission - State Enabling Legislation, Chapter 126 of General Statutes, 1958 Revision

Sec. 8-23 Plan of Development

"The (planning) commission shall prepare, adopt and amend a plan of development for the community. Such plan may show the commission's recommendation for the most desirable use of land within the municipality. The plan shall be based on standards of physical, social, economic and governmental conditions and trends and shall be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people."

Sec. 8-25 Subdivision of land

"No subdivision of land shall be made until a plan for such subdivision has been approved by the commission. Such regulations shall provide that the land to be subdivided shall be of such character that it can be used for building purposes without danger to health or the public safety, that proper provision shall be made for water, drainage and sewerage and in areas contiguous to brooks, rivers or other bodies of water subject to flooding, including tidal flooding, that proper provision shall be made for protective flood control measures."

"Such regulations shall also provide that the commission may provide open spaces for parks and playgrounds when, and in places, deemed proper by the planning commission, which open spaces for parks and playgrounds shall be shown on the subdivision plan."

2. Zoning - State Enabling Legislation, Chapter 124 of General Statutes, 1958 Revision

Sec. 8-2 Regulation

"The zoning commission of each (municipality) is authorized to regulate, within the limits of such municipality, the height, number of stories and size of buildings.

* These excerpts are included for purposes of convenience only. For accurate reference, recourse should be had to the pertinent general statutes.

The percentage of the area of the lot that may be occupied, the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, and the height, size and location of advertising signs and billboards. Such zoning commissions may divide the municipality into districts of such number, slope and area as may best be suited to carry out the purpose of this chapter; and, within such districts, it may regulate the erection, construction, alteration or use of buildings or structures and the use of land. Such regulations shall be made in accordance with a comprehensive plan. Such regulations shall be made with reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

Such regulations shall be made in accordance with a comprehensive plan and shall be designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers.

3. Regional Planning Agencies - State Enabling Legislation, Chapter 127 of General Statutes, 1958 Revision

Section 8-35a - Plan of Development

"Each regional planning agency shall make a plan of development for its area of operation, showing its recommendations for the general use of the area. Any regional plan so developed shall be based on studies of physical, social, economic and governmental conditions and trends and shall be designed to promote with the greatest efficiency and economy the coordinated development of its area of operation and the general welfare of its people. The regional planning agency shall assist the planning commissions of the member (municipalities) in carrying out any regional plan or plans developed by such agency."

4. Redevelopment - State Enabling Legislation, Chapter 130 of General Statutes, 1958 Revision

Section 8-124 Declaration of Public Policy

"It is found and declared that there have existed and will continue to exist in the future substandard, insanitary, deteriorated, deteriorating, slum or blighted areas which constitute a growing menace to the public health, safety, morals and welfare of the citizens of the state; -----that the acquisition of property for the purpose of eliminating substandard insanitary, deteriorated, deteriorating, slum or blighted conditions therein or preventing recurrence of such conditions in the area, the removal of structures and the improvements of sites, the disposition of the property for redevelopment incidental to the foregoing, the exercise of powers by municipalities acting through agencies known as

redevelopment agencies, are public uses and purposes for which public money may be expended and the power of eminent domain exercised."

Section 8-140 Policy Concerning Slum Areas

"In addition to the findings and declarations made in Section 8-124 it is further found and declared that certain slum and blighted areas may require acquisition and clearance, but other areas may be susceptible of conservation or rehabilitation and to the extent feasible salvable slum and blighted areas should be conserved and rehabilitated through voluntary action and the regulatory process."

5. Municipal Ordinances and Regulations - Chapter 98 of General Statutes, 1958 Revision

Section 7-148 Scope

Any town, city or borough may, except as otherwise provided by special act and except where there exists a local zoning commission, which commission is then so empowered; regulate and provide for the licensing of parked trailers, when located off the public highways and trailer parks or mobile home parks; and regulate the removal of soil, loam, sand or gravel from land not in public use in the whole or in specified districts of the town, city or borough and provide for the reestablishment of groundlevel and protection of the area by suitable cover.

6. Motor Vehicle Junk Yards Chapter 406 of General Statutes, 1958 Revision

Section 21-16 - Certificate of Approval of Location, License Required

No person, firm or corporation shall establish, operate or maintain a motor vehicle junk yard or motor vehicle junk business unless a certificate of approval of the location to be used therefor has been procured from the selectmen or town manager of the town, the mayor of the city, or the warden of the borough wherein such yard or business is located or is proposed to be located, except that, in any city or town having a zoning commission and zoning board of appeals, such certificate shall be procured from the zoning board of appeals, certifying that such location is not within an established district restricted against such uses and that the location is suitable for the proposed use.

7. Conservation Commissions and Open Space, Chapter 97 of General Statutes, 1958 Revision

Section 7-131a Conservation Commissions

(a) Any town, city or borough by vote of its legislative body, may establish a conservation commission for the development and conservation of natural re-

sources, including water resources, within its territorial limits. It shall keep an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wet lands, for the purpose of obtaining information on the proper use of such areas, and may from time to time recommend to the chief executive officer, the legislative body or the planning commission plans and programs for the development and use of such areas, which may include the acquisition of conservation easements. It may acquire land in the name of the municipality for any of its purposes as set out in this section.

Section 7-131b Conservation of Open Spaces.

(a) When used in this section "municipality" means any town, city or borough; "open space" or "open area" means any space or area the preservation or restriction of the use of which would (1) maintain or enhance the conservation of natural or scenic resources, (2) protect natural streams or water supply, (3) promote conservation of soils, wet lands, beaches or tidal marshes, (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open areas and open spaces, (5) afford or enhance public recreation opportunities, (6) preserve historic sites, (7) implement the plan of development adopted by the planning commission of any municipality or (8) promote orderly urban or suburban development.

(b) Any municipality may, by vote of its legislative body, and if such municipality has a planning or planning and zoning commission or is included within the area of jurisdiction of any such commission, with the prior approval of such commission, by purchase, gift, grant, devise, lease or otherwise, acquire land, easements and interests or rights in real property, and enter into covenants and agreements with owners of land and owners of interests in land, to maintain, improve, protect, limit the future use of or otherwise conserve open spaces or open areas within its boundaries. (c) Any corporation, municipality or authority having the power of eminent domain may acquire by purchase or by condemnation any real property or interest acquired pursuant to this section. (d) The provisions of section 48-6 shall not apply to any acquisition under this section.

8. Historic Districts, Chapter 97 of General Statutes, 1958 Revision

Section 7-147a Historic Districts Authorized

"Any municipality may by vote of its legislative body establish within its confines an historic district or districts to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings, places and districts of historic interest by the maintenance of such as land marks in the history of architecture, of the municipality, of the state or of the nation, and through the development of appropriate settings for such buildings, places, and districts."

9. Pollution, Chapter 474 of General Statutes, 1958 Revision

Section 25-21 Order Concerning Elimination of Pollution

"If, upon hearing, the (water resources) commission finds that any person, firm and corporation is polluting the waters of the state, it may make an order directing such person, firm or corporation to use or to operate some practicable and reasonably available system or means which will reduce, control or eliminate such pollution, having regard for the interests and rights of all persons concerned."

Section 25-23 New Source of Pollution

"No person, firm or corporation shall create, establish, cause or maintain any source of pollution not existing June 23, 1925, unless such person, firm or corporation has obtained from the commissioner a permit authorizing such pollution."

Section 25-26 Pollution of Waterways

"No person, firm or corporation shall place in or permit to be placed in, any discharge or permit to flow into, any of the waters of the state, any sewage prejudiced to public health."

"The state department of health may investigate all points of sewage discharge and may examine all existing or proposed public sewerage systems and refuse disposal plants, and may compel their operation in a manner which shall protect the public health."

Section 25-30 Rights not to Vest

"Nothing contained in this part shall be construed as recognizing a vested right in any person, corporation or municipality to discharge sewage into the waters of the state, or as legalizing such disposal of sewage."

10. Flood Control and Beach Erosion, Chapter 477 of General Statutes, 1958 Revision

Section 25-69 Declaration of Policy

"It is --- found and declared that because of the recurrence of severe flooding of many of the waterways of the state and their tributaries, taking a huge toll in life and property, extensive flood protection measures must be inaugurated. It is, therefore, found and declared to be in the public interest that encroachment limits along waterways be established and any flood control features as dams and reservoirs be utilized as a part of the construction and installation of any flood control project."

APPENDIX B: TOOLS FOR SHAPING LANDSCAPE

There are many tools available to us in our attempts to control change in our environment and to shape this change in a desirable direction. These tools fall into two basic types: direct and indirect. Because of the high value placed on individual property rights in the United States (often at the expense of the common good) we have generally favored using the indirect means, and then only where compulsion clauses are not too stringent.

These tools include:

1. Direct

A. Urban Renewal

1. conservation
2. rehabilitation
3. renewal

B. Removal of obsolete eyesores - these may lie outside areas eligible for urban renewal. Also demolition without urban reuse of the land may be the basic goal here.

C. Land Purchase

1. ridgetops
2. floodplains
3. strategic greenbelts around cities when there are no convenient natural features
4. revolving fund method to purchase land before it is needed and thus control quantity and quality of growth

D. Easement Purchase

1. developments - for aesthetic, historic, recreational, or other reasons
2. walking and bridle paths

II. Indirect

A. Zoning

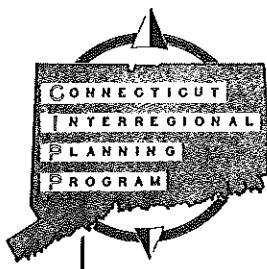
1. homogeneous and/or compatible use

2. historic district
 3. floodplain
 4. large lot
 5. agricultural
 6. site capability - bases on public health considerations (soil drainage slope, etc.)
- B. Channel encroachment lines - prohibit development in floodplains and interference with floodwater channel
- C. Building codes - architectural standards to meet local characteristics
- D. Taxation - differential rates where easements have lowered the value of land and where capital gains taxes will be applied on sale of land or products thereof

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a communication from
CONNECTICUT DEVELOPMENT COMMISSION
HARTFORD CONNECTICUT

APPENDIX B

Description of

the Connecticut Interregional Planning Program

From 1957 to the present time, the Connecticut Development Commission, as required by legislation passed by the Connecticut General Assembly, has conducted a program defining "logical economic and planning regions" within the state in which Regional Planning Agencies have been encouraged to organize. By 1962, seven regional planning agencies have become established within defined regions, five of which are currently operating with professional staffs. Forty-nine per cent of the total land area of Connecticut is covered by Regional Planning Agencies and seventy-seven per cent of the total state population lives within an area in which a Regional Planning Agency has organized. In order to provide assistance to the Regional Planning Agencies, the Development Commission has recently initiated a program, under the Federal Urban Planning Assistance Program, which is interregional in scope and will assist both established regional planning agencies and regions which may be organized in the future. The program is called the Connecticut Interregional Planning Program.

The Interregional Planning Program will provide a comprehensive statewide framework within which regional planning agencies may be supplied with factual data of regional significance and be given assistance and guidance regarding the inter-agency coordination of their planning programs. The principal objectives of the Interregional Program are:

To establish and maintain an information center containing statistical and graphic materials which are significant in studying the future development of the state to be used by existing Regional Planning Agencies and agencies which may be established in the future.

To encourage a coordinated effort of state governmental agencies involved in providing those public services and facilities which significantly affect the economic and physical development of the state and the regions.

To establish coordination between state agencies and the regional planning agencies.

To establish coordination between the various regional planning agencies.

To assist regional planning agencies in developing the study materials needed to carry out their function. This is to include material related to the region itself, neighboring regions, and the state as a whole.

To recommend statewide goals and objectives of future development in order to maintain the highest living standards of the people in Connecticut.

The present concept of the Interregional Program involves a six year time period during which a series of actions will be undertaken which will result in suggested statewide goals and objectives of future development and will provide assistance to the various regional planning agencies. The Regional Planning Directors will meet regularly as a committee to advise the interregional staff concerning the studies being undertaken to guarantee that study results will be usable by the Regional Planning Agencies in the development of their individual programs. The six year program is divided into three phases which are briefly explained below.

I. Inventory Phase

During this phase, the interregional staff will be concerned primarily with the collection, analysis, and simple projection of factual data pertaining to the economic, demographic, governmental, cultural, and natural characteristics of the state and its regions. The data is being collected in a form which will make it usable by the regional planning agencies and also provide a foundation on which statewide goals and objectives will be based.

II. Planning Phase

The primary aim of this phase is to describe general goals and objectives concerning the pattern of future development of the state and to recommend a plan of development which represents these goals and objectives. The simple trend projections obtained from the inventory phase will be related to desirable goals and objectives for the state resulting in a readjustment of the trends and the establishment of an estimate or forecast of realistic obtainable goals and objectives. The forecast will be related to desirable standards resulting in the formation of land use and public service requirements. Establishing principles of development, the demand for land and for services will then be translated into a general land use plan expressing an optimum pattern of physical development.

III. Plan Implementation Phase

The purpose of this phase is to bring about a wide understanding of the recommended state land use plan in order to encourage decision-makers to consider the plan in making any future decisions. Also part of the implementation phase is the process of re-study and refinement which will involve the detailing of previous studies and encourage examination into new areas of study. Sociological, technological, and economic changes will require a re-evaluation of assumptions made during the planning phase resulting in possible adjustments of the suggested goals and objectives as portrayed in the land use plan.

Summary of the Two Year Inventory Project

The inventory phase was initiated in January 1962 and will continue until December 1963. This phase is composed of five parts, called structures, which together will form a description and an analysis of the significant natural and man-made characteristics of the state and the regions. Each structure will be composed of various individual studies describing and analyzing one segment of the total structure. Information from the comprising studies will be synthesized and the results presented in one summary report for each structure. Below is a brief description of the five structures.

Natural Structure

The studies which comprise this structure will describe and analyze the most significant geological, geographical, and climatological characteristics which affect development patterns. Emphasis will be placed on the nature and extent that significant natural features influence future development proposals.

Economic Structure

Factual data concerning the performance of various segments of the economic system in Connecticut will be amassed and analyzed projecting the existing trends which are found. The economic projections will be applied to space standards and translated into future spatial requirements.

Demographic Structure

This subject will cover population and labor force and employment characteristics. Existing trends will be analyzed and projected describing those demographic characteristics which are of most significance.

Cultural Structure

This subject concerns an inventory and an analysis of various factors which pertain to man's performance within his environment. The existing land use of the state will be described and analyzed in an effort to understand any patterns which may exist in the present land use relationships. The means and facilities used in moving people and goods will be inventoried and analyzed on a state, interstate, and regional basis. Housing characteristics will be studied with particular emphasis upon the extent and nature of urban blight. Areas of scenic and/or historic significance will be evaluated in terms of their importance as a basic resource.

Public Services and Governmental Structure

This will be an inventory and an analysis of the manner in which man has organized to deal with his environment. The various types of government will be described as will the extent and nature of the services which are performed. Also involved will be an inventory and an analysis of the financial base of government showing the capability of all levels of government to provide public services.

Reports

A principal aim of the Interregional Program is to develop factual information which can be used to assist and guide the Regional Planning Agencies as they proceed with their individual planning programs. To carry out this aim the Interregional Program will report data four ways.

1. Technical Releases - Significant information is being published periodically during the inventory phase in a formal technical release.

2. Technical Report - The inventory phase will produce fifteen technical reports all of which will be mimeographed and have a limited distribution. The technical report will deal with one specific subject in depth; it will contain an analysis of existing trend data and will concentrate on projections limited to the specific subject.

3. Summary Reports - One summary report will be made for each structure. The report will be an analysis, synthesis, and projection of the significant findings of the various technical reports which comprise each structure. The summary report will have wide distribution, be written in a non-technical manner, and will contain colored illustrations.

4. Inventory Phase Report - The purpose of this report will be to analyze the major findings of the five structural reports in terms of the various inter-relationships and inter-dependencies between the structures.

The projections resulting within the various structures will be translated into forecasted physical development of the state. This forecasting will then be examined in relationship to goals and objectives which may have been defined by Regional Planning Agencies and State Agencies concerned with physical development.